CITY OF DENTON CITY COUNCIL MINUTES
December 17, 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 17, 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, Jill Jester, and Brandon Chase McGee

ABSENT: None

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

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

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

• Clarification:
o Council Member Holland: Item 6. G

• Pulled For Individual Consideration:
o Council Member Beck: Item 3. B

3. Work Session Reports

A. ID 24-2288 Receive a report, hold a discussion, and give staff direction regarding an update to the Airport Master Plan. [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.

B. ID 24-2471 Receive a report, hold a discussion, and give staff direction regarding an update to the 2023 Bond Program. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was to move forward with staff recommended scope increases for Fire Station 5 (option 2) and Fire Station 6 (option 2), and additional funding for the Linda McNatt Animal Services facility (option 2).

C. ID 24-2479 Receive a report, hold a discussion, and give staff direction regarding establishing a city policy to grant authority to the City Manager or their designee to protest Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) permit applications seeking to discharge treated wastewater into Denton watersheds. [Estimated Presentation/Discussion Time: 30 min]

The item was presented and discussion followed.

Following discussion, City Council consensus was to proceed with staff's recommendation.

The work session ended at 4:22 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 4:40 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 24-2524 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, expenses, strategy and options for resolution of litigation in Cause No. DC-22-17013, styled "City of Denton, Texas, acting by and through its Electric Utility Department, Denton Municipal Electric v. Delilah Solar Energy, LLC and Samson Solar Energy, LLC, pending in the 192nd District Court, Dallas County, Texas; where 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 otherwise compromise the City's legal position in pending litigation.
DELIBERATED

The closed meeting started at 4:40 p.m. and ended at 5:15 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 17, 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 Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

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.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas

2. 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 24-2530 Ms. Tracy Duckworth regarding homelessness.
PRESENTED

b. ID 24-2531 Ms. Stacy Haag regarding homelessness.
NOT 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.

3. CONSENT AGENDA

The Consent Agenda consisted of Items 4. A-T. During the Work Session held earlier in the day, Item 4.B was pulled for Individual Consideration by Council Member Beck.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A, 4.C-T. 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 24-441 Consider approval of the minutes of the December 3, 2024 Regular Meeting.
APPROVED

C. ID 24-2393 Consider approval of a resolution of the City of Denton providing the November 18, 2024, meeting absence by Public Utilities Board Member Thomas Plock be excused; and providing an effective date.
ASSIGNED RESOLUTION NO. 24-2393

D. ID 24-2394 Consider approval of a resolution of the City of Denton providing the November 1, 2024, meeting absence by Bond Oversight Committee Member Susan Parker be excused; and providing an effective date.
ASSIGNED RESOLUTION NO. 24-2394

E. ID 24-2525 Consider adoption of an ordinance of the City of Denton ratifying a contract for election services with Denton County for verification of a recall petition for Brandon Chase McGee, At Large Place 5, at a total cost of $7,153.55; and providing an effective date.
ASSIGNED ORDINANCE NO. 24-2525

F. ID 24-2512 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a fifth amendment to an engagement between the City of Denton and King & Spalding, LLP, amending the engagement approved by the City Attorney on March 11, 2022, in the not-to-exceed amount of $1,500,000.00; amended by Amendments 1, 2, 3, and 4, approved by City Council; said fifth amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8159 - providing for an additional fifth

NAYS (0): None

D. HL24-0004a Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 1120 N Locust Street, located on the east side of N Locust Street between Sawyer Avenue and 2nd Street; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (5-0). (HL24-0004a, 1120 N Locust Street - Tax Exemption, Cameron Robertson)

ASSIGNED ORDINANCE NO. HL24-0004a

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

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Following discussion, Mayor Pro Tem Meltzer moved to adopt the item 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

E. HL24-0005a Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 1900 Westridge Street, located on the north side of Westridge Street, just east of Highland Park Road; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (4-0). (HL24-0005a, 1900 Westridge Street - Tax Exemption, Cameron Robertson)

ASSIGNED ORDINANCE NO. HL24-0005a

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

The item was presented, and discussion followed.

Following discussion, Council Member Beck 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

F. ID 24-2409 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute the CMAR Guaranteed Maximum Price Amendment No. 3 to the Construction Manager At Risk Contract with Sundt Construction, Inc., for the construction phase services of the third work package for Neighborhood 2 and 6 Improvements for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8055 - awarded to Sundt Construction, Inc., including the third guaranteed maximum price in the partial not-to-exceed amount of $28,145,400.15 and a total contract price of $79,650,516.58). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2409

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 Holland.

Motion carried.

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

NAYS (0): None

G. ID 24-2414 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 Tiseo Paving Co., for the construction of the Bonnie Brae Phase 6 Improvement Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8472 - awarded to Tiseo Paving Co., in the not-to-exceed amount of $38,688,093.66). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2414

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

The item was presented, and discussion followed.

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

amendment expenditure amount not-to-exceed $1,500,000.00, with the total contract amount not-to-exceed $3,582,237.00).

ASSIGNED ORDINANCE NO. 24-2512

G. ID 24-2399 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a Highway Overpass Widening Agreement ("HOWA") by and between the City of Denton ("City") and the Kansas City Southern Railroad Company d/b/a CPKC ("KCSRR") relating to the construction of Hickory Creek Road within the Railroad Right-of-Way located at KCSRR milepost MM99.54 (Alliance Subdivision), within the County and City of Denton, Texas; providing for the expenditure of funds not to exceed the amount of One Hundred Sixty Thousand Dollars ($160,000.00) and other good and valuable consideration for the license agreement for highway overpass; and providing an effective date.

ASSIGNED ORDINANCE NO. 24-2399

H. ID 24-2300 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Cooperation Agreement between the City of Denton and Denton Independent School District (DISD) regarding the exchange of approximately 3.739 acres of park land in Denia Park for approximately 4.729 of DISD land to accommodate the rebuilding of Borman Elementary School; and providing for an effective date.

ASSIGNED ORDINANCE NO. 24-2300

I. ID 24-2407 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to contracts between the City of Denton and Chameleon Industries, Inc., Tanner Industries, Inc., Brenntag Southwest, Inc., Polydyne, Inc., Petra Chemical Company LLC, PVS Technologies, Inc., Chemtrade Chemicals US LLC, and Pencco, Inc., authorizing the approval of a second amendment to contracts between the City of Denton and PVS DX, Inc., amending the contracts approved by City Council on November 16, 2021, in the cumulative not-to-exceed amount of $13,242,875.00; amended by Amendment 1 approved by Purchasing; said first and second amendments to provide additional water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date. (IFB-BV 7743 - providing for an additional first and second amendment expenditure amount not-to-exceed $3,310,718.75, with the cumulative total contract amount not-to-exceed $16,553,593.75). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-2407

J. ID 24-2408 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 Burns & McDonnell Engineering Company, Inc., for distribution engineering services for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8031-007 - professional services agreement for distribution engineering services awarded to Burns &

McDonnell Engineering Company, Inc., in the three (3) year not-to-exceed amount of $1,900,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2408

K. ID 24-2410 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 Kimley-Horn and Associates, Inc., amending the contract approved by City Council on June 4, 2024, in the not-to-exceed amount of $1,259,400.00, said first amendment to provide engineering design and easement acquisition services for the Clear Creek Interceptor project for the Wastewater Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8213-001 - providing for an additional first amendment expenditure amount not-to-exceed $1,590,800.00, for a total contract amount not-to-exceed $2,850,200.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2410

L. ID 24-2411 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 Electric Cooperatives, Inc., for the supply of electric meters and equipment for Section B - Photovoltaic Meters, Section C - Secondary Instrument Rated Transformers, and Section D - Primary Instrument Rated Transformers for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (IFB 8641 - awarded to Texas Electric Cooperatives, 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 $924,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2411

M. ID 24-2413 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 Trilliant Networks Inc., for the supply of electric meters and equipment for Section E - Trilliant Secure Mesh AMI Equipment, for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (IFB 8641 - awarded to Trilliant Networks 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 $521,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 24-2413

N. ID 24-2412 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 electric meters and equipment for Section A - Electric Meters with the Trilliant AMI board, for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (IFB 8641 - 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 $10,521,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-2412

O. ID 24-2415 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Sundt Construction, Inc., for pre-construction services of Neighborhood 5B & Oakland Drainage for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8489 - awarded to Sundt Construction, Inc., in the not-to-exceed amount of $230,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-2415

P. ID 24-2416 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 Superior Network Systems Inc, as the primary vendor, and Ed Hajek, Inc., dba Services Unlimited, as the secondary vendor, for fiber optic cabling and installation services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8587 - awarded to Superior Network Systems Inc and Ed Hajek, Inc., dba Services Unlimited, for two (2) years, with the option for three (3) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $4,900,000.00).

ASSIGNED ORDINANCE NO. 24-2416

Q. ID 24-2417 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 Charter Communications Operating, LLC, through the Department of Information Resources (DIR) Cooperative Contract No. DIR-TELE-CTSA-009, for Charter internet services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8606 - awarded to Charter Communications Operating, LLC, in the five (5) year not-to-exceed amount of $800,000.00).

ASSIGNED ORDINANCE NO. 24-2417

R. ID 24-2418 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 Frontier Communications Parent, Inc., through The Interlocal Purchasing System (TIPS) Cooperative Program Contract No. 220105 for internet services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8607 - awarded to Frontier Communications Parent, 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 $575,000.00).

ASSIGNED ORDINANCE NO. 24-2418

S. ID 24-2457 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 Berry, Dunn, McNeil & Parker, LLC dba BerryDunn, through The Interlocal Purchasing System (TIPS) Cooperative Program Contract No. 230601 to develop a Geographic Information System (GIS) operations strategic roadmap for the Technology Services Department; providing for

the expenditure of funds therefor; and providing an effective date (File 8714 - awarded to Berry, Dunn, McNeil & Parker, LLC dba BerryDunn, in the not-to-exceed amount of $91,690.00).

ASSIGNED ORDINANCE NO. 24-2457

T. ID 24-2369 Consider approval of a resolution of the City of Denton authorizing the City Manager to take all necessary actions and execute a grant agreement with the State of Texas acting through the Texas Department of Transportation for a Routine Airport Maintenance Program (RAMP) 2025 Grant in the amount of $100,000.00 and City's matching funds of $11,111.11 for Denton Enterprise Airport maintenance costs and other incidental items; and providing an effective date.

ASSIGNED RESOLUTION NO. 24-2369

Pulled for Individual Consideration by Council Member Beck.

B. ID 24-508 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Community Services Advisory Committee, Health & Building Standards Commission, Library Board, Planning & Zoning Commission, and Zoning Board of Adjustment.

APPROVED
APPOINTMENTS LISTED ON EXHIBIT B

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

Council Member Beck moved to adopt the item except for Library Board nominee Majel Sullivan. Motion seconded by Council Member Byrd.

Motion carried.

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

NAYS (0): None

B. ID 24-508 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Community Services Advisory Committee, Health & Building Standards Commission, Library Board, Planning & Zoning Commission, and Zoning Board of Adjustment.

APPROVED
APPOINTMENTS LISTED ON EXHIBIT B

Following discussion, Council Member Holland moved to adopt the nomination of Majel Sullivan to the Library Board. Motion seconded by Mayor Hudspeth.

Motion carried.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Holland, Jester, and McGee

NAYS (2): Council Members Beck and Byrd

4. PUBLIC HEARINGS

A. AESA24-0003c Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas approving the creation of ecological mitigation plan for the permanent removal and temporary disturbance of ecologically important areas, known as Environmentally Sensitive Areas (ESAs). The subject site, formerly known as Hunter Ranch, is generally on approximately 3,152 acres of land, generally located on both sides of I-35W, between Robson Ranch Road and Vintage Boulevard in the City of Denton, Denton County, Texas; adopting an amendment to the city's official environmentally sensitive areas 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 Commissioner Ellis and second by Commissioner Thaggard. (AESA24-0003c, Landmark ESA Mitigation Plan, Christi Upton)
ASSIGNED ORDINANCE NO. AESA24-0003c

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, 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

B. Z24-0012a 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 the Rural Residential (RR) district and Residential 2 (R2) district to Suburban Corridor (SC) district on approximately 0.684 acres of land generally located west of Teasley Lane, approximately

170 feet north of Leatherwood Lane; 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 zoning change request. Motion for approval by Commissioner Pruett and second by Commissioner Thaggard. (Z24-0012a, 5702 Teasley, Mia Hines)

ASSIGNED ORDINANCE NO. Z24-0012a

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 Holland.

Motion carried.

AYES (4): Mayor Hudspeth, and Council Members Byrd, Holland, and Jester

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

ABSENT (1): Council Member McGee

5. ITEMS FOR INDIVIDUAL CONSIDERATION - CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

A. ID 24-2189 Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of permanent sanitary sewer easements, generally located east of Precision Drive on Airport Road, situated in the Eugene Puchalski Survey, Abstract No. 996, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" (collectively, the "property interest"); authorizing the City Manager and City Attorney to acquire the Property Interest by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the property interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 24-2189

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

The item was presented and discussion followed.

Following discussion, Council Member Holland moved that the City of Denton, after having made the offers required by State Law, use the power of eminent domain, if needed, to acquire various permanent sanitary sewer easements, generally located East of Precision Drive on Airport Road, situated in the Eugene Puchalski Survey, Abstract No. 996, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" to the ordinance now under consideration and on the screen to be displayed to the audience, all of which are for a valid public use necessary to relocate, construct and install sanitary sewer infrastructure as part of the TXDOT FM 1515 Widening, Utility Relocations Project needed to serve the public and citizens of the City of Denton.

Motion seconded by Council Member Jester.

Each page of Exhibit A of the proposed ordinance was shown on screen.

Motion carried.

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

NAYS (0): None

6. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 24-2484 Consider adoption of an ordinance of the City Council of Denton, Texas, authorizing the termination of the contract with the Denton Chamber of Commerce for the management of the Denton Tourism Public Improvement District dated July 16, 2024; authorizing a contract with the Denton Tourism Public Improvement District Corporation for the management of the district; and providing an effective date.
ASSIGNED ORDINANCE NO. 24-2484

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

The item was presented, and discussion followed.

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

Motion carried.

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

NAYS (0): None

RECUSED (1): Council Member Jester

B. ID 24-2486 Consider an ordinance of the City Council of Denton, Texas, authorizing the City Manager to execute a contract with the Denton Chamber of Commerce for the acquisition of the equipment, intellectual property, and other assets of Discover Denton, a line of business under the Denton Chamber of Commerce and the assumption of certain contracts by the City; authorizing the City Manager to execute a first amendment to a lease between the City and the Denton Chamber of Commerce; and providing an effective date.
ASSIGNED ORDINANCE NO. 24-2486

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

The item was presented, and discussion followed.

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

Motion carried.

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

NAYS (0): None

RECUSED (1): Council Member Jester

C. ID 24-2141 Consider adoption of an ordinance of the City of Denton, Texas, amending the City of Denton Code of Ordinances Chapter 18 "Motor Vehicles and Traffic" by creating Article X "Special Regulations at Rayzor Ranch," Establishing a twenty four-month Pilot Project to permit operation of golf carts within the southern section of Rayzor Ranch Development (south of US 380) utilizing certain roads; establishing the rules and regulations for the Pilot Project, including establishing criteria for operational requirements, permitted roads; providing for penalties; providing a severability clause; and providing an effective date. (ID 24-2141)
ASSIGNED ORDINANCE NO. 24-2141

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

The item was presented, and discussion followed.

Following discussion, Council Member Holland 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

Motion carried.

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

NAYS (0): None

H. ID 24-2390 Consider adoption of an ordinance of the City of Denton, Texas approving an Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Denton, Texas; making various findings related to such plan; providing for severability; and providing an effective date.
ASSIGNED ORDINANCE NO. 24-2390

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

The item was presented, and discussion followed.

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

Motion carried.

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

NAYS (1): Mayor Pro Tem Meltzer

7. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:50 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: JANUARY 7, 2025

THE STATE OF TEXAS §

COUNTY OF DENTON §

AFFIDAVIT ON ABSTENTION FROM VOTING

I, Jill Jester, as a City Official of the City of Denton, Texas, make this affidavit and hereby on oath state the following:

I have a Conflicting Interest that would be specially affected by a vote or decision of Item 24-2484 & 24-2486, listed under the I.C section of the 12/27/24 Council Agenda, as those terms are defined in Chapter 2 Article XI of the City of Denton Code of Ordinances.

Item No. 24-2484 & 24-2486 :

I have a Conflicting Interest for the following reason(s): (check all which are applicable)

___ Ownership of 5% or more of the voting stock or shares of the business entity.

___ Ownership or receipt of $600.00 or more of the fair market value of the business entity.

___ Funds received from the business entity exceed $600.00 gross income for the previous year.

___ Ownership of an interest in real property with a fair market value of more than $600.00.

___ A relative of mine related in the third degree by either affinity or consanguinity has a Conflicting Interest in one or more of the four categories listed above that would be affected by a decision of the public body of which I am a member.

X I have a Conflicting Interest because I serve on a Board of Directors or an Officer of the business entity or non-profit corporation that the above Agenda Item relates to.

___ Other: Per the City's Ethics Policy, I have an appearance of a conflict of interest that may be perceived as impairing my independence of judgment.

Comments: Former Board Member - Service ended oct 2023

Upon the filing of this affidavit with the City Auditor, or Acting City Auditor, I, affirm that I will abstain from voting or deliberating on any decision involving this Conflicting Interest and from any further participation in this matter whatsoever.

Signed this 17 day of Dec, 2024.

Signature of Public Official

City Councilperson - Place 6
Title

BEFORE ME, the undersigned authority, this day personally appeared JILL JESTER and on oath stated that the facts hereinabove stated are true to the best of his knowledge or belief.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 17th day of DECEMBER, 2024.

LAUREN THODEN
My Notary ID # 134981750
Expires July 9, 2028

Notary Public, State of Texas
Commission Expires: JULY 9, 2028


LAUREN THODEN
My Notary ID # 13498750
Expires July 9, 2028

December 17, 2024 City Council Special Meeting - EXHIBIT A							
Name	**Last**	**Address**	**City**	**Agenda Item**	**Position**	**Method**	**Comments**
Alexa	Frederick			24-508	Opposed	E-Comment	I oppose the nomination of Majel Quinn Sullivan to the library board. Ms. Sullivan's positionality on libraries and freedom to access information is unclear and not publicly available. Furthermore, Ms. Sullivan has personal ties to Michael Quinn Sullivan, the publisher of the Texas Scorecard. The Texas Scorecard calls for book banning, which restricts First Amendment rights. I want a nominee that openly supports librarians, libraries and First Amendment rights for the Denton community.
Abbie	Beck			24-508	Opposed	E-Comment	I strongly oppose the nomination of Majel Quinn Sullivan to the library board due to her strong political motivations and lack of prior experience with public libraries. Denton must have knowledgeable advocates for our libraries in these positions!
Sarah	Moore			24-508	Opposed	E-Comment	Please oppose the nomination of Ms. Sullivan to the Library Board. Denton needs qualified library professionals who are dedicated to maintaining the integrity of Denton Public Libraries as places where information and resources are freely accessible to everyone, promoting learning and critical thinking without restrictions. Ms. Sullivan is not the right person for this job. Please oppose this nomination.
Stephanie	Vaughn			24-508	Opposed	E-Comment	I urge the city council to oppose the Mayor's nomination to the library board. The Mayor's nominee has personal ties to the pro-book-banning Christian Nationalist organization Texas Scorecard. This is yet another nomination from the Mayor with a specific political agenda that is completely at odds with the integrity of Denton's wonderful public libraries. The board of a public library should be staffed with qualified library professionals who will defend and protect our intellectual freedoms.
Danna	Zoltner	610 Emery	Denton	AESA24-063		Public Hearing	
Kathryn	Lynass	1120 N. Locust	Denton	HL24-0004a	Support	Individual Consideration	
Joseph	Langley	PO Box 1056	Sanger		Opposed	Open Mic	
Kristine	Bray	1204 Cordell St.	Denton			Open Mic	
Kimberly	Cole	9800 Hillwood Pkwy	Fort Worth	AESA24-0003c	Support	Public Hearing	Applicant

BOARDS & COMMISSIONS - NOMINATIONS LIST
December 17, 2024

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Community Services Advisory Committee	ALL-2	Beck	Sharon Kremer	1	Sept 1, 2024 – Aug 31, 2026	
Health and Building Standards Commission	7	Hudspeth	Kyle Minter	NEW	July 1, 2023 - June 30, 2025	
Library Board	7	Hudspeth	Majel Sullivan	NEW	Sept 1, 2024 – Aug 31, 2026	
Planning and Zoning Commission	6	Jester	Clay Riggs	NEW	Sept 1, 2024 – Aug 31, 2026	
Zoning Board of Adjustment	ALL-Alt. 3	Meltzer	Kathryn Lynass	2	Sept 1, 2024 – Aug 31, 2026	

