CITY OF DENTON CITY COUNCIL MINUTES
February 18, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, February 18, 2025, at 2:00 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 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 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 for public hearing and individual consideration.

• Clarification:
o None

• Pulled For Individual Consideration:
o Mayor Pro Tem Meltzer and Council Member Beck: Item 4. K
o Mayor Pro Tem Meltzer and Council Member Beck: Item 4. L
o Mayor Pro Tem Meltzer and Council Member Beck: Item 4. M
o Mayor Pro Tem Meltzer and Council Member Beck: Item 4. N

3. Work Session Reports

A. ID 25-083 Receive a report, hold a discussion, and give staff input regarding the recently concluded Halloween Denton 2024 public art and placemaking efforts. [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 24-2478 Receive a report and hold a discussion regarding the Downtown Denton Ambassador Pilot Program. [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.

The work session ended at 3:48 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:48 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

1. Closed Meeting:

A. ID 25-157 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of City Manager to complete mid-year review
DELIBERATED

B. ID 25-160 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of Municipal Judge to complete mid-year review.
DELIBERATED

C. ID 25-346 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.
NOT DELIBERATED

The closed meeting started at 3:48 p.m. and ended at 5:26 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, February 18, 2025, 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. PROCLAMATIONS/PRESENTATIONS

A. ID 25-326 Proclamation: City of Denton Teen Council Day
NOT 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 25-313 Mr. Jerome Riser regarding Community Crime Watch.
CANCELLED

b. ID 25-318 Ms. Tracy Duckworth regarding homelessness.
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-AH. During the Work Session held earlier in the day, Items 4. K, 4. L, 4. M, and 4. N were pulled for Individual Consideration by Mayor Pro Tem Meltzer and Council Member Beck.

Council Member Holland moved to adopt the Consent Agenda, now consisting of Items 4.A-J, O-AH. 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

A. ID 25-053 Consider approval of the minutes of the February 4, 2025 Regular Meeting.
APPROVED

B. ID 25-075 Consider a nomination/appointment to the City's Animal Shelter Advisory Committee.
APPROVED
APPOINTMENT LISTED ON EXHIBIT B

C. ID 25-367 Consider a nomination/appointment to the City's Planning and Zoning Commission.
APPROVED
APPOINTMENT LISTED ON EXHIBIT B

D. ID 25-368 Consider a nomination/appointment to the City's Zoning Board of Adjustment.
APPROVED
APPOINTMENT LISTED ON EXHIBIT B

E. ID 25-250 Consider approval of a resolution of the City of Denton providing the January 6, 2025, meeting absence by Parks, Recreation and Beautification Board Member Richard Villarreal be excused; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-250

F. ID 25-016 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to enter into an Interlocal Cooperation Agreement for the Underground Conversion of Existing Overhead Distribution Lines with the City of Corinth, Texas, a Texas home-rule municipal corporation, for the removal of overhead facilities and the installation of underground facilities operated by Denton Municipal Electric located between N. Corinth St. and Corinth Pkwy; providing for the expenditure of funds not to exceed three hundred two thousand, six hundred and fifty-four and 00/100 dollars ($302,654.00); providing for reimbursement to the City of Denton for converting the overhead facilities to underground; providing an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 25-016

G. ID 25-099 Consider adoption of an ordinance of the City of Denton amending the Fiscal Year 2024-25 Annual Internal Audit Plan; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-099

H. ID 25-234 Consider adoption of an ordinance by the City of Denton authorizing the City Manager to execute a reimbursement agreement with the Union Pacific Railroad Company. A Delaware Corporation, for the purpose of preliminary engineering services to eliminate the 2 at-grade crossings at Johnson Lane and Bonnie Brae Street, and create a new at-grade crossing at Brushy Creek-Hickory Creek; providing for the expenditure of funds in the amount of seventy-five thousand dollars ($75,000.00); Authorizing the expenditure of funds therefor; and providing an effective date
ASSIGNED ORDINANCE NO. 25-234

I. ID 25-237 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute an interlocal agreement with the University of North Texas, under the Texas Government Code, Chapter 791, to authorize an economic feasibility study for unmanned aerial systems in the City of Denton; and declaring an effective date. The Airport Advisory Board recommends approval (4-0).
ASSIGNED ORDINANCE NO. 25-237

J. ID 25-200 Consider adoption of an ordinance of the City of Denton approving and authorizing the City Manager to execute an Interlocal Cooperation Agreement with the City of Lewisville, Texas, for the transfer to Lewisville of its share ($21,798) of the proceeds of

the U.S. Department of Justice - Office of Justice Programs - Edward Byrne Justice Assistance Grant (JAG Grant) 2022; and declaring an effective date.
ASSIGNED ORDINANCE NO. 25-200

O. ID 25-279 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 Knight Erosion Control, Inc. dba Knight Engineering & Construction, for engineering services associated with capital improvement projects for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8031-008 - Professional Services Agreement for engineering services awarded to Knight Erosion Control, Inc. dba Knight Engineering & Construction, in the not-to-exceed amount of $220,000.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-279

P. ID 25-280 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 installation of new filter media and to perform inspections of all filters for underdrain systems 1 through 3, and 5 through 15 at the Lake Lewisville Water Treatment Plant for the Water Production Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8698 - awarded to C&C Environmental Services, Inc., in the not-to-exceed amount of $1,500,000.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-280

Q. ID 25-281 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 Ed Bell Construction Company, for the construction of the Precision Drive Reconstruction Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8681 - awarded to Ed Bell Construction Company, in the not-to-exceed amount of $1,130,066.18). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-281

R. ID 25-282 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 Terracon Consultants, Inc., for the construction materials testing of Fire Station #5, Fire Station #6, and the Solid Waste Fleet Shop for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7703-006 - Professional Services Agreement for professional services awarded to Terracon Consultants, Inc., in the not-to-exceed amount of $228,838.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-282

S. ID 25-284 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 Garver, LLC, amending the contract approved by Purchasing on August 28, 2023, in the not-to-exceed amount of $15,000.00; said first amendment to provide a Drainage Study for the Denton Enterprise Airport; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8209 - providing for an additional first amendment expenditure amount not-to-exceed $70,000.00, with the total contract amount not-to-exceed $85,000.00). The Airport Advisory Board recommends approval (4-0).
ASSIGNED ORDINANCE NO. 25-284

T. ID 25-285 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract extension between the City of Denton and Compass Group USA Inc. dba Canteen through April 14, 2026, to continue vending machine services for the City; and declaring an effective date (RFP 7026 - extending a contract with Compass Group USA Inc. dba Canteen, to April 14, 2026).
ASSIGNED ORDINANCE NO. 25-285

U. ID 25-286 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8556 for vending machine and micro market services for the Purchasing Department; and providing an effective date (RFP 8556).
ASSIGNED ORDINANCE NO. 25-286

V. ID 25-287 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive statements under RFQ 8414 for the Municipal Complex Concept for the Capital Projects Department; and providing an effective date (RFQ 8414).
ASSIGNED ORDINANCE NO. 25-287

W. ID 25-288 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, approving a pre-qualified professional service list of state-certified firms to provide various professional services as needed for projects for the Parks and Recreation Department; and providing an effective date (RFQ 8596 - for a two (2) year, with the option for one (1) additional one (1) year extension, in the total three (3) year term).
ASSIGNED ORDINANCE NO. 25-288

X. ID 25-289 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 SWCA, Incorporated dba SWCA Environmental Consultants, for assistance in the Southridge Neighborhood Historic Resource Survey on behalf of the City of Denton for the Planning Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8603 - Professional Services Agreement for surveying services awarded to SWCA, Incorporated dba SWCA Environmental Consultants, in the not-to-exceed amount of $89,990.39).
ASSIGNED ORDINANCE NO. 25-289

Y. ID 25-290 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 2L Construction, L.L.C., for the construction of the Safe Routes to Schools and Transportation Alternative Set Aside Projects, Federal Aid Project No. CM 2020 (429), CSJ: 0918-46-267, etc. for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8637 - awarded to 2L Construction, L.L.C., in the not-to-exceed amount of $3,555,589.00).
ASSIGNED ORDINANCE NO. 25-290

Z. ID 25-291 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8640 for Prescription Safety Glasses; and providing an effective date (RFP 8640).
ASSIGNED ORDINANCE NO. 25-291

AA. ID 25-292 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 VirTra, Inc., for the purchase of upgrading the current weapon simulator system for the Police Department, 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; providing for the expenditure of funds therefor; and providing an effective date (File 8667 - awarded to VirTra, Inc., in the three (3) year not-to-exceed amount of $261,225.00).
ASSIGNED ORDINANCE NO. 25-292

AB. ID 25-293 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 Nelson Espinoza, dba S.E.D. Referees, for adult and youth league sports officiating services for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8700 - awarded to Nelson Espinoza, dba S.E.D. Referees, in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $400,000.00).
ASSIGNED ORDINANCE NO. 25-293

AC. ID 25-294 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 Westlake, under the Texas Government Code, Section 791.001, to authorize the Town of Westlake 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 8707 - award an Interlocal Cooperative Purchasing Agreement with the Town of Westlake).
ASSIGNED ORDINANCE NO. 25-294

AD. ID 25-295 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 Benevate, LLC, for grant management software for the Finance and Community Services Departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8713 - awarded to Benevate, 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 $405,510.00).
ASSIGNED ORDINANCE NO. 25-295

AE. ID 25-296 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 Busch Systems International Inc, through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. RC01-21, for the purchase of blue home recycling bins for the Environmental Services & Sustainability Department; providing for the expenditure of funds therefor; and providing an effective date (File 8735 - awarded to Busch Systems International Inc, in the not-to-exceed amount of $65,026.50).
ASSIGNED ORDINANCE NO. 25-296

AF. ID 25-297 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Council to execute a contract with BWI Companies, Inc. through the Buy Board Cooperative Purchasing Network Contract No. 705-23, for the purchase of ryegrass seed specialty landscape, turf, and grower supplies for the Parks and Recreation, Drainage, and Streets Departments: providing for the expenditure of funds therefore; and providing effective date (File 8737 - awarded to BWI Companies, 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 $750,000.00).
ASSIGNED ORDINANCE NO. 25-297

AG. ID 25-298 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 GWG Wood Group, Inc., through the Buy Board Cooperative Purchasing Network Contract No. 679-22, for the purchase of engineered wood fiber playground mulch for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 8743 - awarded to GWG Wood Group, 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 $150,000.00).
ASSIGNED ORDINANCE NO. 25-298

AH. ID 25-305 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 Consolidated Traffic Controls, Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. PE05-21, for the supply of traffic signal poles for the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (File 8749 - awarded to Consolidated Traffic Controls, 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 $2,500,000.00).
ASSIGNED ORDINANCE NO. 25-305

Pulled for Individual Consideration by Mayor Pro Tem Meltzer and Council Member Beck.

K. ID 25-126 Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a public utility easement approximately a total of 0.0597-acres, situated in the W. Neil Survey, Abstract Number 971, recorded by County Clerk document number 2000-44331, Plat Records, Denton County, Texas granted to the City of Denton by Denton Area Teachers Credit Union; providing for the quitclaim thereof to CDI Cedar, LLC, a Texas limited liability company; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for the conveyance of a new easement to the City of Denton and the relocation of existing facilities; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; providing for severability and an effective date. (Renegade Development, Utility Easement abandonment request)
ASSIGNED ORDINANCE NO. 25-126

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 Jester.

Motion carried.

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

NAYS (1): Council Member Beck

L. ID 24-2553 Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a portion of a public drainage easement being approximately a total of 0.281-acres, situated in the J. Fisher Survey, Abstract Number 421, recorded by County Clerk document number 2014-103670, Real Property Records, Denton County, Texas granted to the City of Denton by Denton West Joint Venture; providing for the Quitclaim thereof to Grindstone Denton LLC, a Texas limited liability company; providing for the terms and conditions of the abandonment, relinquishment, and quitclaim made herein; providing for the conveyance of a easement and/or facilities to the City of Denton; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for severability and an effective date. (Dutch Bros, Teasley Development, Drainage Easement abandonment request)
ASSIGNED ORDINANCE NO. 24-2553

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 Jester.

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

NAYS (3): Mayor Pro Tem Meltzer and Council Members Beck and McGee

M. ID 25-253 Consider adoption of an ordinance of the City of Denton ("City"), a Texas Home Rule Municipal Corporation, authorizing the City Manager to execute an Interlocal Agreement with the Town of Little Elm ("Little Elm") concerning delivery of specified tonnage to the City's Landfill by Little Elm at a discount disposal rate ("Interlocal Agreement"); and providing an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 25-253

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.

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

NAYS (1): Mayor Pro Tem Meltzer

N. ID 25-254 Consider adoption of an ordinance of the City of Denton ("City"), a Texas Home Rule Municipal Corporation, authorizing the City Manager to execute an Interlocal Agreement with Wise County concerning delivery of specified tonnage to the City's Landfill by Wise County at a discount disposal rate ("Interlocal Agreement"); and providing an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 25-254

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.

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

NAYS (1): Mayor Pro Tem Meltzer

5. PUBLIC HEARINGS

A. AMPC24-0001c Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Master Planned Community Major Amendment to amend a portion of the Cole Ranch Master Planned Community Development Plan Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6) Base Zoning Districts. The approximately 3,169.4 acre site is generally located west of I-35W, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas; adopting an amendment to the Cole Ranch Master Planned Community Development Plan 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 was made by Commissioner Villarreal and seconded by Commissioner Riggs. (AMPC24-0001c, Cole Ranch, Angie Manglaris)
ASSIGNED ORDINANCE NO. AMPC24-0001c

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

Motion carried.

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

NAYS (0): None

B. ID 25-171 Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a strategic partnership agreement between the City of Denton and Denton County Municipal Utility District No. 16; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-171

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

Motion carried.

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

NAYS (0): None

C. ID 25-103 Hold a Public Hearing and consider approval of a resolution of the City of Denton stating no objection to NRP Lone Star Development LLC's 4% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Roselawn Village Apartments to provide affordable rental housing; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-103

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.

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

Motion carried.

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

NAYS (2): Mayor Hudspeth and Council Member Holland

D. ID 25-104 Hold a Public Hearing and consider approval of a resolution of the City of Denton supporting Palladium Fallmeadow Denton, Ltd.'s 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Palladium Denton West Living Apartments to provide affordable rental housing;

committing to provide fee reductions in an amount of $500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 25-104

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 McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

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

NAYS (2): Mayor Hudspeth and Council Member Holland

E. ID 25-107 Hold a Public Hearing and consider approval of a resolution of the City of Denton supporting Denton Affordable Housing Corporation's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the McAdams Haven Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of $500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 25-107

All members of the City Council received the comments as submitted online 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.

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 McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (4): Mayor Pro Tem Meltzer and Council Members Beck, Byrd, and McGee

NAYS (3): Mayor Hudspeth and Council Members Holland and Jester

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

A. ID 25-018 Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of various (i) permanent drainage easements and (ii) temporary construction easements, generally located along Bernard Street, West Sycamore Street, West Mulberry Street, and Stroud Street and between Carroll Blvd. and Elm Street situated in the William Loving Survey, Abstract No. 759, the M.E.P. & P.R.R Co. Survey, Abstract No. 925, the Eugene Puchalski Survey, Abstract No. 996 and the William Neil Survey, Abstract No. 971, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit(s), "A" (collectively, the Property Interests(s)"); authorizing the City Manager and City Attorney to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing and effective date.
ASSIGNED ORDINANCE NO. 25-018

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 drainage easements and temporary construction easements, generally located along Bernard Street, West Sycamore Street, West Mulberry Street, and Stroud Street and between Carroll Blvd. and Elm Street situated in the William Loving Survey, Abstract No. 759, the M.E.P. & P.R.R. Co. Survey, Abstract No. 925, the Eugene Puchalski Survey, Abstract No. 996, and the William Neil Survey, Abstract No. 971, 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 permanent drainage infrastructure as part of the Pecan Creek 4 PH3 & 4 Drainage Project needed to serve the public and citizens of the City of Denton.

Motion seconded by Council Member Beck.

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

7. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 24-2138 Consider adoption of an ordinance of the City of Denton approving and authorizing the submission of an application through the United States Environmental Protection Agency's Water Infrastructure Finance And Innovation Act (WIFIA) loan program for financial assistance via long-term loans in a total amount not to exceed seven hundred and seventy million, nine hundred and seventy thousand, five hundred and eighty-three dollars and seven cents ($770,970,583.07) to fund up to 49% of the total project cost for water and wastewater plant and transmission projects. including capacity increases, system expansions, and system improvements included in the water and wastewater capital improvements program; authorizing payment of an application fee of one hundred thousand dollars ($100,000.00); appointing the Chief Financial Officer of the City of Denton (CFO) as an authorized representative for the City responsible for overseeing the application and loan process and authorizing the City Manager and the CFO to take all action necessary regarding the application and agreements for the WIFIA loan program and other actions necessary to accomplish the intent and purposes of this ordinance; and authorizing the City Attorney's Office, Bond Counsel, City's Financial Advisor, and Engineers named in the WIFIA application to take such action reasonably necessary in support of such application and agreements to accomplish the intent and purposes of this ordinance; and providing an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 24-2138

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

NAYS (0): None

B. ID 25-164 Consider adoption of an ordinance of the City of Denton approving an amendment to the existing rates, fees, and charges for City-owned property and facilities upon Denton Enterprise Airport; and declaring an effective date. The Airport Advisory Board recommends approval (4-0).
ASSIGNED ORDINANCE NO. 25-164

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

Motion carried.

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

NAYS (0): None

C. ID 25-273 Consider appointing a nominating committee to recommend appointees to serve on the Economic Development Partnership Board.
APPROVED

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

The item was presented, and discussion followed. Mayor Pro Tem Meltzer nominated himself for consideration to the nominating committee. Council Member Jester nominated herself for consideration to the nominating committee.

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

NAYS (0): None

D. ID 25-227 Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2023-2024 budget and annual program of services of the City of Denton to allow for adjustments to the Health Fund of Seven Hundred Ninety thousand Dollars ($790,000) for the purpose of funding expenses associated with increased health care costs; declaring a public purpose; directing the City Secretary attach a copy to the 2023-2024 Budget; requiring approval by at least five votes; and providing a severability clause; an open meetings clause and an effective date.
ASSIGNED ORDINANCE NO. 25-227

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 Holland.

Motion carried.

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

NAYS (0): None

E. ID 25-228 Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2023-2024 budget and annual program of services of the City of Denton to allow for adjustments to the Fleet Management Fund of Seven Hundred Ten Thousand Dollars ($710,000) for the purpose of increased maintenance costs; declaring a public purpose; directing the City Secretary attach a copy to the 2023-2024 Budget; requiring approval by at least five votes; and providing a severability clause; an open meetings clause and an effective date.
ASSIGNED ORDINANCE NO. 25-228

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

NAYS (0): None

Items 7.F-I were collectively read into the record, presented, and discussed, but voted on individually.

F. ID 25-217 Consider adoption of an ordinance of the City of Denton authorizing the execution of a First Amendment to Operating Agreement with "Cole Ranch Improvement District No. 1 of Denton County, Texas", relative to funding, ownership, maintenance, and repair of public improvements serving property located within the "Cole Ranch Improvement District No. 1 of Denton County, Texas" and other related matters; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-217

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 Byrd.

Motion carried.

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

NAYS (0): None

G. ID 25-218 Consider approval of a resolution of the City of Denton, Texas, supporting legislation relating to the powers and duties of Cole Ranch Improvement District No. 1 of Denton County, Texas to issue bonds; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-218

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

The item was presented, and no discussion followed.

Council Member McGee moved to adopt the item as presented. 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

H. ID 25-219 Consider adoption of an ordinance of the City of Denton authorizing the execution of a First Amendment to the Cole Ranch Project Agreement relative to funding, ownership, maintenance, and repair of public improvements serving property located within the "Cole Ranch Improvement District No. 1 of Denton County, Texas" and other related matters; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-219

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

The item was presented, and no discussion followed.

Council Member McGee moved to adopt the item as presented. 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

I. ID 25-220 Consider approval of a resolution of the City of Denton, Texas, amending prior resolution consenting to the creation of "Cole Ranch Improvement District No. 1 of Denton County, Texas" and the inclusion of land therein; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-220

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

The item was presented, and no discussion followed.

Council Member McGee moved to adopt the item as presented. 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

J. ID 25-191 Consider approval of a resolution of the City of Denton creating the Discover Denton Advisory Board; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-191

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 Byrd.

Motion carried.

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

NAYS (0): None

8. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 9:50 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: March 4, 2025

BOARDS & COMMISSIONS - NOMINATIONS
February 18, 2025

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Planning and Zoning Commission	4	Holland	Lisa Dyer	NEW	Sept 1, 2023 – Aug 31, 2025	
Zoning Board of Adjustment	4	Holland	Julianne Remski	NEW	Sept 1, 2023 – Aug 31, 2025	
Animal Shelter Advisory Committee	2	Beck	Lara Tomlin	NEW	Sept 1, 2024 – Aug 31, 2026	Representative of an animal welfare organization