

CITY OF DENTON CITY COUNCIL MINUTES

February 15, 2022

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 15, 2022, at 3:00 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth, and Council Members Vicki Byrd, Brian Beck, Jesse Davis, Alison Maguire, and Deb Armintor

PRESENT VIRTUALLY: Mayor Pro Tem Paul Meltzer

ABSENT: None

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

The posted agenda noted the registration process for both in-person, call-in, and virtual 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/or online comments received will be reflected in the exhibit to the minutes of this meeting, if/as applicable.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

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

- Clarification was requested on the following items:
 - Council Member Beck: Items 3G (22-292) and 3.L (22-295)
 - Council Member Davis: 3.M (22-299)
- The following items were pulled for Individual Consideration:
 - Council Member Armintor: Item 3.Q (22-304)
 - Council Member Beck: Item 3.S (22-350)

3. Work Session Reports

- A. ID 22-006 Receive a report and hold a discussion on the Police Department Overview, and Annual Report. [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 discussion/presentation purposes.

- B. ID 22-354 Receive a report, hold a discussion, and give staff direction regarding the Denton 2040 Comprehensive Plan Update and the Draft 2022 Mobility Plan for the City of Denton. [Council Priority; Estimated Presentation/Discussion Time: 1.5 hours]
NOT PRESENTED

Mayor Hudspeth announced at the beginning of the work session that the item would not be presented.

The work session ended at 4:09 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 4:20 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:
 - A. ID 22-127 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential purchase of real property situated in the M. H. Davis Survey, Abstract No. 377, City of Denton, Denton County, Texas, located on the west side of the 7400 Block of Tom Cole Road, where a public deliberation of such potential purchase would have a detrimental effect on the City's position in negotiations with a third party.

DELIBERATED

The closed meeting started at 4:20 p.m. and ended at 4:23 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 15, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth, and Council Members Vicki Byrd, Brian Beck, Jesse Davis, Alison Maguire, and Deb Armintor

PRESENT VIRTUALLY: Mayor Pro Tem Paul Meltzer

ABSENT: None

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

The posted agenda noted the registration process for both in-person, call-in, and virtual 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/or online comments received will be reflected in the exhibit to the minutes of this meeting, if/as applicable.

1. PLEDGE OF ALLEGIANCE

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

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.

- B. Reports from members of the public

- 1) Receive Scheduled Citizen Reports from Members of the Public

- a. ID 22-320 Mr. Stephen Dillenburg follow up to comments made at previous meetings regarding general public welfare concerns.

NOT PRESENTED

- 2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted in Exhibit A.

3. CONSENT AGENDA

The Consent Agenda consisted of Items 3.A-2. During the Work Session held earlier in the day, Item 3.Q (22-304) was pulled for Individual Consideration by Council Member Armintor and Item 3.S (22-350) was pulled for Individual Consideration by Council Member Beck.

Council Member Beck moved to adopt the Consent Agenda, no consisting of Items 3.A-P and 3.R. Motion seconded by Council Member Maguire, Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- A. ID 22-089 Consider approval of the minutes of January 25, 2022.

APPROVED

- B. ID 22-091 Consider nomination/appointment to the City's Boards, Commissions, and Committees: Board of Ethics.

APPROVED

Appointments listed on Exhibit B.

- C. ID 22-090 Consider approval of a resolution of the City of Denton adopting an Affordable Housing Strategic Toolkit; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-090

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 in Exhibit A.

- D. ID 22-193 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement with the City of Corinth for the City of Corinth to subsidize half the cost of the annual full-service non-resident card at the Denton Public Library for Corinth residents; providing for the expenditure of funds therefor; and providing an effective date. The Library Board recommends approval (4-0).

ASSIGNED ORDINANCE NO. 22-193

- E. ID 22-293 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a supplement to the agreement for street lighting service between Oncor Electric Delivery Company LLC and the City of Denton for Townsend Green - McKinney Street and Trinity Road; authorizing the expenditure of funds; and providing for an effective date.

ASSIGNED ORDINANCE NO. 22-293

- F. ID 22-291 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 Flow-Line Construction, Inc., for the construction of the Windsor Capacity Upgrade Project consisting of a new wastewater line installation along West Windsor Drive from the intersection of Fireside Lane and West Windsor Drive moving west for 3,900 linear feet to the intersection of North Bonnie Brae Street and West Windsor Drive; providing for the expenditure of funds therefor; and providing an effective date (CSP 7847 - awarded to Flow-Line Construction, Inc., in the not-to-exceed amount of \$1,331,615.25).

ASSIGNED ORDINANCE NO. 22-291

- G. ID 22-292 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 7853 for Scrap Wooden Utility Pole Disposal service that can remove and dispose of power-distribution utility poles for Denton Municipal Electric; and providing an effective date (RFP 7853).

ASSIGNED ORDINANCE NO. 22-292

- H. ID 22-294 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, approving proposals from Ameri-Mex Contractors Inc., and authorizing the expenditure of funds for the reconstruction of a residential property located at 806 Cross Timber Street, under the City of Denton Home Improvement Program; providing for the expenditure of funds therefor; and providing an effective date (RFP 7863 - Ameri-Mex Contractors Inc., in the not-to-exceed amount of \$256,149.00).

ASSIGNED ORDINANCE NO. 22-294

- I. ID 22-295 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 Berry, Dunn, McNeil & Parker, LLC dba Berry Dunn, through The Interlocal Purchasing System (TIPS) Cooperative Program, Contract # 200105, for the Citywide Enterprise Asset Management Consolidation Assessment; providing for the expenditure of funds therefor; and providing an effective date (File 7870 - awarded to Berry, Dunn, McNeil & Parker, LLC dba Berry Dunn, in the two (2) year not-to-exceed amount of \$99,750.00).

ASSIGNED ORDINANCE NO. 22-295

- J. ID 22-296 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 Cubic ITS, Inc., for Gridsmart Video Detection Systems for the Traffic Department to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (IFB 7881 - awarded to Cubic ITS, 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 \$2,380,000.00).

ASSIGNED ORDINANCE NO. 22-296

- K. ID 22-297 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 Bureau Veritas Technical Assessments LLC., to conduct Facilities Condition Assessments on all City owned buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7886 - awarded to Bureau Veritas Technical Assessments LLC., in the not-to-exceed amount of \$375,963.75).

ASSIGNED ORDINANCE NO. 22-297

- L. ID 22-298 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 Techline, Inc., for the purchase of electrical tape for the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (IFB 7888 - 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 \$144,000.00).

ASSIGNED ORDINANCE NO. 22-298

- M. ID 22-299 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 Freedom Commercial Services, LLC, for private property nuisance abatement services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7892 - awarded to Freedom Commercial Services, LLC, in the three (3) year not-to-exceed amount of \$302,500.00).

ASSIGNED ORDINANCE NO. 22-299

- N. ID 22-300 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 McNeilus Financial, Inc., dba McNeilus Truck and Manufacturing Co through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract Number # RH08-20, for the purchase of one (1) McNeilus Front Load Commercial Refuse Body Front Load truck, including mounting and repainting of the truck cab for the Solid Waste Department; and providing an effective date (File 7912 - awarded to McNeilus Financial, Inc., dba McNeilus Truck and Manufacturing Co, in the not-to-exceed amount of \$133,256.00).

ASSIGNED ORDINANCE NO. 22-300

- O. ID 22-302 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 Associated Supply Company, Inc., through the Buy Board Cooperative Purchasing Network Contract # 597-19, for the purchase of one (1) Genie model GTH-5519 Telehandler for the Solid Waste Department; providing for the expenditure of funds therefor; and providing an effective date (File 7913 - awarded to Associated Supply Company, Inc., in the not-to-exceed amount of \$67,970.55).

ASSIGNED ORDINANCE NO. 22-302

- P. ID 22-303 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 Romco Equipment Company, LLC, which is an authorized dealer for Volvo Construction Equipment North America, LLC, through the Sourcewell Cooperative Purchasing Network Contract Number 032119-VCE, for the purchase of one (1) Volvo Model L110H Wheel Loader for the Solid Waste Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7914 - awarded to Romco Equipment Company, LLC, in the not-to-exceed amount of \$266,196.00).

ASSIGNED ORDINANCE NO. 22-303

- R. ID 22-305 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 Elizabeth Akamatsu Fenci, for art design and production services for the public art sculpture installation to be located at the Bonnie Brae Roundabout for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7865 - awarded to Elizabeth Akamatsu Fenci, in the not-to-exceed amount of \$50,000.00). The Public Art Committee recommends approval (6 - 1).
ASSIGNED ORDINANCE NO. 22-305

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- Q. ID 22-304 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 Wilson Office Interiors, LLC, which is an authorized dealer for Allsteel through the Omnia Partners Contract Number R191802, for the acquisition and installation of office furniture and furnishings for the Police Headquarters Renovation, Indoor Firing Range, and Substation through an online marketplace; providing for the expenditure of funds therefor; and providing an effective date (File 7941 - awarded to Wilson Office Interiors, LLC, in the not-to-exceed amount of \$2,500,000.00).
ASSIGNED ORDINANCE NO. 22-304

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

Council Member Armintor pulled the item for Individual Consideration.

The item was presented and discussion followed.

Following discussion, Council Member Beck moved to adopt the item as presented. Council Member Davis seconded the motion. Motion carried.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, and Davis.

NAYS (2): Council Members Maguire and Armintor

- S. ID 22-350 Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a contingent fee agreement with McKool Smith, P.C., Ashcroft Sutton Reyes, LLC, and Korein Tillery, LLC, for professional legal services, including litigation, associated with non-payment of franchise fees by video service providers as set forth in the Agreement; and providing an effective date.
ASSIGNED ORDINANCE NO. 22-350

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

Council Member Beck pulled the item for Individual Consideration.

The item was presented and discussion followed.

Following discussion, Council Member Maguire moved to adopt the item as presented. Council Member Byrd seconded the motion. Motion carried.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Maguire, and Armintor

NAYS (2): Council Members Beck and Davis

4. PUBLIC HEARINGS

- A. PD21-0001e 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 on approximately 95.18 acres from Residential 4 (R4) District to a Planned Development (PD) District and approximately 5.25 acres from Residential 7 (R7) District to a Planned Development (PD) District, totaling approximately 100.43 acres; the 95.18-acre site is generally located northwest of the intersection of Deerwood Parkway and Grant Parkway and the 5.25-acre site is generally located northeast of the intersection of North Loop 288 and Kings Row, 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 [5-1] to recommend approval the request. (PD21-0001e, Kings Way, Julie Wyatt)

DENIED

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 in Exhibit A.

The item was presented and discussion followed.

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

With no other speakers in the queue, the public hearing was closed.

Councilmember Davis moved to adopt the item with staff conditions as presented. Motion died for lack of a second.

Following discussion, Mayor Pro Tem Meltzer moved to deny the item. Council Member Armintor seconded the motion. Motion carried to deny.

AYES (4): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck and Armintor

NAYS (3): Council Members Byrd, Davis, and Maguire

- B. ID 22-135 Hold a public hearing to receive comments from the public regarding a proposed comprehensive non-discrimination ordinance for the city of Denton, and provide any direction to staff on the proposed ordinance.

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 in Exhibit A.

The item was presented and discussion followed.

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

With no other speakers in the queue, the public hearing was closed.

No vote was taken on the item, as the item was public input only.

The work session was recess for a short break at 10:41 p.m. and reconvened at 10:52p.m.

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

- A. ID 22-181 Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of various (i) permanent water line, (ii) permanent sanitary sewer easements, and (iii) temporary construction easements, generally located along Loop 288 and US 77 between Interstate Highway 35E to Nicosia Street, situated in the Nathan Wade Survey Abstract No. 1407, BBB&C RR Co. Survey Abstract No. 141, all in the City and County of Denton, Texas, and more particularly described in the Attached Exhibit "A" (collectively, the "Property Interests"); 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 to condemn the property interests if agreements cannot be reached; authorizing the City Attorney, or his designee, 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. 22-181

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

The item was presented and no discussion followed.

Council Member Maguire 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 waterline easements, permanent sanitary sewer easements, and temporary construction easements, located generally along Loop 288 and US 77 between Interstate

Highway 35E to Nicosia Street, situated in the Nathan Wade Survey Abstract No. 1407, BBB&CRR Co. Survey Abstract No. 141, 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 install a transmission main and pump station as part of the Water Distribution Master Plan to move water to the elevated storage tank located at Loop 288 and IH35, to serve the public and citizens of the City of Denton. Council Member Davis seconded the motion.

Each page of Exhibit A of the proposed ordinance was shown onscreen prior to the vote being taken on the item.

Mayor Hudspeth called the vote on the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor
NAYS (0): None

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 22-131 Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or their designee, to accept on behalf of the City an offer from the Texas Department of Transportation ("TxDOT") to convey a 0.668 acre portion of property to TXDOT in the B.B.B. & C.R.R. Co. Survey, Abstract No. 141, located at the northwest corner of the intersection of Interstate Highway 35 and U.S. Loop 288 - West; authorizing the City Manager, or their designee, to execute all documents necessary to consummate the contemplated transaction including a Memorandum of Agreement, a Possession and Use Agreement, and a Special Warranty Deed; authorizing the City Manager, or their designee, to carry out all duties of the City pursuant to the Agreements; providing a savings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 22-131

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

The item was presented and discussion followed.

Following discussion, Council Member Davis moved to adopt the item as presented. Council Member Byrd seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor
NAYS (0): None

- B. ID 22-201 Consider approval of an ordinance of the City of Denton authorizing the City Manager, or designee, to enter into a Development Agreement between the City of Denton and US Alliance Prominence Venture, LLC for the dedication of Park Land for a City Park at the Prose Prominence Development; authorizing acceptance of land; and providing an effective date.

ASSIGNED ORDINANCE NO. 22-201

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

The item was presented and discussion followed.

Following discussion, Council Member Armintor moved to adopt the item as presented. Council Member Beck seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- C. ID 22-321 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal cooperation, authorizing the City Manager to execute a contract with North Rock Construction, LLC, for construction of the outdoor tennis courts at North Lakes Park for the Parks and Recreation Department; providing for the expenditure of funds therefore; and providing an effective date (RFP 7716-02 - awarded to North Rock Construction, LLC, in the not-to-exceed amount of \$5,197,486.53).

ASSIGNED ORDINANCE NO. 22-321

There were no online comments 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. Council Member Maguire seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- D. ID 22-323 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 galvanized steel transmission poles, anchor cages, and associated hardware for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 7873 - awarded to Techline, Inc., in the not-to-exceed amount of \$4,738,873.00).

ASSIGNED ORDINANCE NO. 22-323

There were no online comments 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. Council Member Byrd seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- E. ID 22-132 Consider adoption of an ordinance of the City of Denton ordering an election for Place 5, Place 6, and Mayor to Place 7 to be held on May 7, 2022, and if required, a runoff election to be held on June 18, 2022; prescribing the time, manner, and conduct of the election in accordance with a Joint Election Agreement and Contract for election services with the Elections Administrator of Denton County; and providing an effective date.

ASSIGNED ORDINANCE NO. 22-132

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

The item was presented and no discussion followed.

Council Member Maguire moved to adopt the item as presented. Council Member Beck seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- F. ID 22-310 Consider approval of a resolution of the City of Denton providing for removal for cause of a Member of the Health and Building Standards Commission, in accordance with Article XIV, Section 14.16 of the Denton City Charter; providing notice; and providing an effective date.

ASSIGNED ORDINANCE NO. 22-310

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

The item was presented and no discussion followed.

Following commentary, Council Member Armintor moved to adopt the item as presented. Council Member Byrd seconded the motion. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

7. CONCLUDING ITEMS

None

With no further business, the meeting was adjourned at 11:21 p.m.



GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS



JESUS SALAZAR
DEPUTY CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON:

MARCH 1, 2022

February 15, 2022 City Council Regular Meeting - EXHIBIT A

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Daniel Theophanes	8008 Cherry Tree Ln.	Denton	22-090	Neutral	eComment	Involved few times.
Hayden Horton	Address Not Provided	Denton	22-135	Support	eComment	I support the ordinance because all members of our community deserve access to employment, housing, and public services.
Michael Cannady	3201 Deerfield Dr.	Denton	22-135	Support	eComment	A policy of non discrimination ensures that Denton will remain diverse, open, and inclusive to all. I'm frankly appalled that anyone would oppose this ordinance. Discrimination has no place in our city.
Abbie Beck	124 Mill Pond Rd.	Denton	22-135	Support	eComment	I support the proposed comprehensive non-discrimination ordinance for the City of Denton. I agree that we should formally guarantee that people can live and work and learn and play in our city without the threat of discrimination of any kind.
Vickie McGovern	3508 Hartlee Field Rd.	Denton	22-135	Oppose	eComment	I am opposed to this agenda item as The United States constitution guarantees freedom of religion, not simply freedom of worship. religion is understood by most people as a holistic lifestyle where all of life is brought under the influence of God and his Word. This includes on the job, social gatherings, and in every other part of life. . It includes being able to make decisions in commerce and personal life that are a reflection of God's will as sincerely understood.
Janie Cindric	9813 Edmondson Dr.	Denton	22-135	Support	eComment	My husband and I support the comprehensive non-discrimination proposition. In the current climate of denouncing the rights of the others. the city of Denton needs to make its position clear that it is a city of inclusion not discrimination.
Brandon Chase McGee	1610 E McKinney St.	Denton	22-135	Support	In Person	MR McGee is a truck driver that supports the NDO. He says that it will impact business in a positive way and other cities will want to do business with Denton if they show they respect all their citizens.
Amber Briggie	531 N Elm St.	Denton	22-135	Support	In Person	Ms. Briggie supports the NDO as a mother of a trans child. She also is a business owner and believes that the NDO will bring in more jobs and tourism. Protecting the people of the city costs nothing but can bring in a lot.
Adam Briggie	2201 Brook Lake St. W	Denton	22-135	Support	In Person	Mr. Briggie believes that after four years of working on a NDO it is time to pass it even though it is not perfect.
Nathan Goldsmith	1100 Abbots Ln.	Denton	22-135	Oppose	In Person	Mr. Goldsmith is opposed to the NDO because we do not need it in Denton. There are too many thing that tell us what we need to believe and as a God fearing person this is one thing too many.
Jennifer Bates	2411 S Interstate 35 E	Denton	22-135	Support	In Person	This NDO should pass because it protects all the people of the city. Ms. Bates believes that it is time to pass the NDO and make Denton a better place for every person.
Logan Nyquist	1001 Alice St.	Denton	22-135	Oppose	In Person	Mr. Nyquist believes that this NDO should not pass because it tells people what they need to believe as right and wrong and in his opinion it is against the teachings of Christ.
James Jackson	2007 Teasley Ln.	Denton	22-135	Support	In Person	Mr. Jackson believes that the NDO should pass to protect people and allow them to use whatever area they believe is correct for their gender. This will protect people of the city.
Donna Metz	3400 Tuscan Hills Circle	Denton	22-135	Oppose	In Person	Ms. Metz is against the Ordinance because it will allow boys in the girls bathrooms and that can lead to other problems.
Dale Metz	3400 Tuscan Hills Circle	Denton	22-135	Oppose	In Person	Mr. Metz opposes this Ordinance because we need to protect girls and that there has been an instance in another state where someone was assaulted in a bathroom.

Name	Address	City	Agenda Item	Position	Method	Comments
Adrienne Ortega	1913 Kingswood Ct.	Denton	22-135	Support	In Person	Ms. Ortega supports this Ordinance because as a member of the LGBTQ community it is important to stand up and be protected. It takes strength to support this Ordinance and she wants the council to be strong.
Kevin Sheneberger	2225 Emerson Ln.	Denton	22-135	Support	In Person	Mr. Sheneberger supports this Ordinance and believes that with Ordinances like these we need to be loud so everyone can hear us and what we believe because sometimes change is hard.
Matt Ransome	Not Provided	Denton	22-135	Oppose	In Person	Mr. Ransome is against this ordinance because he believes that there are only two genders and that we do not have the right to change them.
Sammy Sabogal	Not Provided	Denton	22-135	Oppose	On Call	Mr. Sabogal is opposed to this ordinance because he believes it will harm children and they need to be protected.
Angelia Ford	1905 Spinnaker Dr.	Denton	22-135	Support	In Person	As a member of the LGBTQ community Ms. Ford believes we need to have this Ordinance to protect people like her who were treated poorly for who they are.
Laura Byrd	3017 Armstrong St.	Denton	22-135	Support	In Person	As a pastor Ms. Byrd believe that this Ordinance should pass because her God loves all and would want everyone to feel welcome.
Ellen Depee	1905 Spinnaker Dr.	Denton	22-135	Support	White Card	White card submitted; did not wish to speak but only indicate position on the issue.
Willie Hudspeth	623 Newton	Denton	Open Mic	N/A	In Person	Believes the city needs to do a better job clearing out brush around the trees because it causes a problem with the homeless and does not allow for his grandchildren to play outside.
Matt Ransome	Not Provided	Denton	Open Mic	N/A	In Person	The halftime show was disgusting and we should be ashamed of how our culture has gone from Ant King Cole to Dr. Dre.
Thomas Fletcher (Applicant)	6161 Warren Parkway	Frisco	PD21-0001e	In Favor	In Person	Went over a power point presentation that described the positives of the new development. He brought up larger lot sizes, more diversified housing, and better options for people buying lots and houses. He also brought up all the things that they were doing that were above the minimum requirements by the city.
Jim Strange (Applicant)	3613 Falcon Court.	Denton	PD21-0001e	In Favor	In Person	Mr. Strange is the developer and he brought up all the improvements that were developed with the input of the people that were already living next to the site. He spoke about all the new parks and infrastructure that would be put in place to make this a place that people would want to move to. He talked about diversity and how their PD goes above and beyond what most developers do.
Charlie Williams	Not Provided	Denton	PD21-0001e	Oppose	eComment	I strongly oppose this plan due to deep concerns regarding traffic density and lack of sufficient ingress/egress routes for residents and emergency vehicles. Additionally, a development of this density does not align with Denton Plan 2030 2.16.2 "Ensure that proposed development in the ETJ is consistent with the Preferred Growth Concept, established future land use designations and standards, and preserves rural character and natural environment."
Mahmoud Sadri	3105 Deerfield Dr.	Denton	PD21-0001e	Oppose	eComment	I oppose this plan. This is a dangerous and dense project and does not cohere with the plan and structure of the neighborhood that already exists and the community that has shaped in it. It is deleterious to the environmentally sensitive area as well.

Name	Address	City	Agenda Item	Position	Method	Comments
Dawn Terrizzi	3912 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am strongly opposed to this PD, as the zoning of a PD is too dense for this area/neighborhood that is already struggling with high volumes of traffic during Hodge Elementary drop-off and pick-up, dangerous intersections for those driving and walking and severe water drainage issues. Any development built on this land should adhere to R4 zoning and the stated issues need to be addressed before adding to the area.
Judith Michalewicz	3921 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am opposed to change of zoning to a PD. The proposed infrastructure changes will not be sufficient to adequately support this development. With one ingress/egress point of access in an established area.
Elizabeth Michalewicz	3921 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am opposed to the proposed Planned Development. The existing roadway infrastructure in and around this area does not currently support existing traffic, let alone additional. Emergency response times for public safety is a major concern with a singular ingress/egress access road. Other concerns include I am in opposition because of Traffic & Safety and access for emergency vehicles.
Harry Michalewicz	3921 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am in opposition because of Traffic & Safety and access for emergency vehicles.
Norman Mills	3907 Whitetail Dr.	Denton	PD21-0001e	Oppose	eComment	I oppose the change to a PD. This will add to the traffic problem. This project should not even be started until additional access can be obtained for the new development.
Stephanie Handorf	3105 Deerfield Dr.	Denton	PD21-0001e	Oppose	eComment	I am opposed due to the fact this will cause safety issues as well as other dangers. Deerwood is currently a lovely, quiet, established community abutting to Nature preserve (2 stop signs and I am at the trails). Silverdome community is adding 200+ spaces plus a PD in Brown tract all using only ONE EXIT/ENTRANCE on Kings Way that is already too dangerous for pedestrians. TOO DENSE IS TOO DANGEROUS. We don't need that.
Marnie Sadri	3105 Deerfield Dr.	Denton	PD21-0001e	Oppose	eComment	Deerwood is a lovely, quiet, established community abutting to Nature preserve (2 stop signs and I am at the trails). Silverdome community is adding 200+ spaces plus a PD in Brown tract all using only ONE EXIT/ENTRANCE on Kings Way that is already too dangerous for pedestrians. TOO DENSE IS TOO DANGEROUS.
Ann Woodbridge	Address Not Provided	Denton	PD21-0001e	Oppose	eComment	Nothing proposed by the developer, including the minor traffic improvements, merit a PD. There is no guarantee it will be built as planned. R7 density sets a bad precedent for future development density in the area. The rental cap is unenforceable. A frontage road along 288 Loop is desperately needed for access. Until that is built, no further development should be approved in the area. The city must honor its access. I am more opposed to the adoption of PD21-0001e than in the past. The proposed development compounds existing traffic, drainage and safety issues. The current and proposed infrastructure does not aviate these issues.
David Garrett	3936 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am more opposed to the adoption of PD21-0001e than in the past. The proposed development compounds existing traffic, drainage and safety issues. The current and proposed infrastructure does not aviate these issues.
Ned Woodbridge	Address Not Provided	Denton	PD21-0001e	Oppose	eComment	Opposed: 1 serious traffic and safety issues with only one point of egress. Residents would be trapped if a wildfire sweeps through leading to deaths and lawsuits. 2 community is unified in opposition to a PD, as it would add 50+ homes, or 500 trips/day to a bad traffic problem vs. "by right" development, would add virtually no value to the adjacent community as proposed, and could result in breached promises to the CC & community, as happened with Agave Ranch. Stand by your community- vote "no"

Name	Address	City	Agenda Item	Position	Method	Comments
Toni Tissaw	3916 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	The traffic, drainage/flooding, and many other issues need to be more fully addressed
Brett Steward	Address Not Provided	Denton	PD21-0001e	Oppose	eComment	I strongly oppose the rezoning of this tract to Planned Development. The existing zoning is appropriate when the necessary road infrastructure has been put into place that will prevent the existing neighborhood from being trapped.
Brendan Kennelly	5058 Oak Bend Cir.	Denton	PD21-0001e	Oppose	eComment	I strongly oppose PD21-0001e. Infrastructure doesn't exist to adequately support development even per existing R4/R7 zoning. The mild changes proposed by the developer to Kings Row and Loop 288 aren't sufficient to handle the traffic influx and the additional homes per the PD will only magnify this. Please adhere to existing zoning, PD21-0001e provides no compelling benefit to anyone but the developer.
Martha Tarlton	3429 Farris Rd.	Denton	PD21-0001e	Oppose	eComment	The Brown Tract, site of the proposed PD, was designated low density residential by the Denton 2030 plan. The proposed PD is high density. Adding approximately 380 homes will create serious traffic issues at the Kings Row - Loop 288 intersection. First responders using the emergency gate would have to go through crowded streets to reach Deerwood and the adjoining area. This could have a major impact on fire, EMS, and police response time.
Eva Cadwallader	3920 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	This PD fails to fix the traffic, drainage/flooding, and many other issues. Denton must first update much infrastructure before considering ANY PD. Besides, wouldn't ANY PD let the current owner sell the property to another buyer who could change the terms to his own advantage and even more adversely for the neighborhood?
Vickie McGovern	3508 Hartlee Field Rd.	Denton	PD21-0001e	Oppose	eComment	I am strongly opposed to the approval of this PD. It goes against the original Denton 2030 and FLUM plan. It puts more dense housing on this side of the loop when per the 2030 plan and many Planning and Zoning meetings was supposed to move towards lesser densely populated areas. Traffic, ingress and egress, and safety are all issues with no access to this neighborhood except through the deerwood estates. This development will also NOT be an improvement for Denton - just more packed rental housing.
Coleen Ahern	3929 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am strongly opposed to the approval of this PD for several reasons. The number one reason is my concern for the safety of the current and future residents. Increased traffic in an area that does not have the appropriate infrastructure needed to develop and grow as desired is a huge concern for safety. Another reason is the precedent it would set for future neighborhoods in this area, which does not seem to fit Denton's 2030 Plan, and it will change the character of our town in the future.
Michael Cannady	3201 Deerfield Dr.	Denton	PD21-0001e	Oppose	eComment	I am strongly opposed to the approval of this PD. The proposed plan is rife with traffic and safety concerns that have yet to be addressed. The currently proposed PD would not be a valuable addition to the local community or to Denton.
Chris Modrow	3804 Deer Forest Dr.	Denton	PD21-0001e	Oppose	eComment	The extremely dangerous intersection of King's Row and Loop 288 will only be made even more deadly if the PD plan is approved. With the Preliminary R-4 plat, at least 400 more cars will be trying to navigate the two-lane blacktop roads of King's Row and Deerwood Parkway twice a day combined with the pick up and drop off traffic at Hodge Elementary. This is a recipe for disaster and the City of Denton will be responsible. Elected officials, safety and quality of life need to be your priority.
Susan Garrett	3936 Fawn Dr.	Denton	PD21-0001e	Oppose	eComment	I am strongly opposed to this PD due to safety and traffic concerns. Currently, there is only one way in and out of the neighborhood. Adding additional homes without requiring that a secondary safe and effective entry and egress is constructed puts all residents, both existing and future, at risk in the case of an emergency. There is already a traffic issue in the morning and afternoon due to the nearby elementary school. Students would be at risk from increased traffic due to this PD.

Name	Address	City	Agenda Item	Position	Method	Comments
Bud Vokoun	3909 Grant Pkwy.	Denton	PD21-0001e	Oppose	eComment	I am against the approval of this PD for all of the reasons I and my neighbors have stated in the past - nothing new has been proposed since July 20, 2021 that is worth the PD's approval.
Jacquelyn Thames	3912 Deer Forest Dr.	Denton	PD21-0001e	Oppose	eComment	I strongly oppose the PD21-0001e request for a change of zoning from R-4 and R-7 to a Planned Development. The massive development in a location with one narrow entrance/exit, near an existing neighborhood, school and church is unsafe. It does not comply with the future land use in Denton 2030 or upcoming 2040 plans. Please maintain existing R-4 zoning for the large parcel and R-7 for the smaller parcel. Thank you.
Walter McGovern	3110 Hartley Field, Rd.	Denton	PD21-0001e	Oppose	In Person	Brown tract This is a document my wife and I created. What concerns us. Nothing proposed by the developer merits passing of this PD. Including the Reed property behind our seven acres of land. This land was supposed to stay rural with larger lots according to the thirty year plan. We also don't want rental houses. With only one way in and out there is no safety for emergency vehicles. This city should not adopt this PD.
Jakob Vingren	3213 Deerfield Ln.	Denton	PD21-0001e	Oppose	In Person	Diversity of Lot size not truly exist, unbuildable land space
Debra Mills	3907 White Tail Dr.	Denton	PD21-0001e	Oppose	In Person	No compatibility to adjacent neighborhood. Not enough tree preservation.
Roger Cox	3900 Deer Forest Dr.	Denton	PD21-0001e	Oppose	In Person	Density by acreage is in excess, Doesn't want sub-standard change.
Robert Tickner	3900 Deer Forest Dr.	Denton	PD21-0001e	Oppose	In Person	Not reasonable or prudent to change to a PD. School traffic congestion. TXDOT will not approve.
Larry White	3217 Deer Field Dr.	Denton	PD21-0001e	Oppose	In Person	Less developable land than developer presented, traffic study was not legitimate.
Daphne Miller	5045 Oak Bend Circle	Denton	PD21-0001e	Oppose	In Person	Will increase traffic to much.
Amber Briggie	2201 Brook Lake St.	Denton	PD21-0001e	Oppose	In Person	All for density, all for affordable housing, but sides with the neighborhood.
Ray Staniszewski	3605 Antler Cir.	Denton	PD21-0001e	Oppose	In Person	Extremely upset at being characterized as not wanting small homes. Issues with infrastructure, Denton is way behind
Luwana Koenig	5034 Oak Bend Circle	Denton	PD21-0001e	Oppose	White Card	White card submitted; did not wish to speak but only indicate position on the issue.
Gordon Porter	3112 Deerfield Rd	Denton	PD21-0001e	Oppose	White Card	White card submitted; did not wish to speak but only indicate position on the issue.
Michael Koenig	5034 Oak Bend Circle	Denton	PD21-0001e	Oppose	White Card	White card submitted; did not wish to speak but only indicate position on the issue.
Shaunna Serano	2720 Hartlee Ct.	Denton	PD21-0001e	Oppose	White Card	White card submitted; did not wish to speak but only indicate position on the issue.
Winfred Fowler	3116 Deerfield Dr.	Denton	PD21-0001e	Oppose	White Card	White card submitted; did not wish to speak but only indicate position on the issue.

(NOTE: Comments for those citizens addressing the City Council are an abbreviated summary. Information contained within this exhibit includes only commentary for Open Microphone, Consent, Individual Consideration and Public Hearing Items.

EXHIBIT B
February 15, 2022

Agenda Item 3.B (ID 22-091)

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	MEMBER FIRST NAME	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Board of Ethics	5	Armintor-5	Annetta Ramsay	September 1, 2021 through August 31, 2023	Reappointment