

CITY OF DENTON CITY COUNCIL MINUTES  
May 3, 2022

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, May 3, 2022, at 4:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: None

Also present were Deputy City Manager Davis Gaines 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 Byrd: Item 4.C (22-792)
- The following items were pulled for Individual Consideration:
  - Mayor Pro Tem Meltzer: Item 4.R (22-912)
  - Council Member Davis: Items 4.W (22-902), 4.X (22-903) and 4.Y (22-904)
  - Council Member Maguire: Items 4.W (22-902), 4.X (22-903) and 4.Y (22-904)
  - Council Member Armintor: Items 4.W (22-902), 4.X (22-903) and 4.Y (22-904)

**3. Work Session Reports**

- A. ID 22-386 Receive a report, hold a discussion, and give staff direction on an automated notification dashboard for development projects. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was to follow staff recommendations as presented.

- B. ID 22-243 Receive a report, hold a discussion, and give staff direction regarding Audit Project 026 - Wastewater System Operations: Reclamation. [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.

- C. ID 22-121 Receive a report, hold a discussion, and give staff direction on pending City Council requests for:
- (1) A Council vote in support of a Medicare For All resolution.
  - (2) A Work Session regarding the donation of firefighter equipment no longer in use and the installation of signs at city entrances saying "Denton, Friendship City of Muzquiz, Mexico".
- [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was as follows:

- ID 22-121 (1) Council vote in support of a Medicare For All resolution.
  - Consensus for a future work session.
- ID 22-121 (2) A Work Session regarding the donation of firefighter equipment no longer in use and the installation of signs at city entrances saying "Denton, Friendship City of Muzquiz, Mexico".
  - Consensus for a future work session.

The work session ended at 5:06 p.m.

### **CLOSED MEETING**

1. The City Council convened into a Closed Meeting at 5:06 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows.

- A. ID 22-940 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 T. Labor Survey, Abstract 779 and the N. Britton Survey, Abstract 051, both in the City of Denton, Denton County, Texas, and located on East Ryan 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 5:13 p.m. and ended at 5:37 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, May 3, 2022, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: None

Also present were Deputy City Manager Davis Gaines 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. Both in-person, call-in, and online comments received are 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. PROCLAMATIONS/PRESENTATIONS**

- A. ID 22-835 Proclamation: National Day of Prayer  
**PRESENTED**
- B. ID 22-837 Proclamation: Internal Audit Awareness Month  
**PRESENTED**
- C. ID 22-838 Proclamation: Mental Health Month  
**PRESENTED**
- D. ID 22-839 Proclamation: Bike Month  
**PRESENTED**
- E. ID 22-840 Proclamation: Drinking Water Week  
**PRESENTED**

F. ID 22-841 Proclamation: Motorcycle Safety and Awareness Month  
**PRESENTED**

G. ID 22-842 Proclamation: National Peace Officers Memorial Day  
**PRESENTED**

3. **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 22-927 Ms. Wanda Bowman regarding follow-up to comments made at a previous meeting on the issue of homelessness.  
**NOT PRESENTED**

b. ID 22-960 Mr. Stephen Dillenburg regarding an Emergency Resolution of Public Corruption.  
**PRESENTED**

2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted in Exhibit A.

4. **CONSENT AGENDA**

The Consent Agenda consisted of Items 4.A-Y. During the Work Session held earlier in the day, Item 4.R (22-912) was pulled for Individual Consideration by Mayor Pro Tem Meltzer; and Items 4.W (22-902), 4.X (22-903), and 4.Y (22-904) were pulled for Individual Consideration by Council Members Davis, Maguire, and Armintor.

Council Member Maguire moved to adopt the Consent Agenda, now consisting of Items 4.A-Q and S-V. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

A. ID 22-809 Consider approval of the minutes of April 19, 2022.  
**APPROVED**

- B. ID 22-923 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Committee on Persons with Disabilities, Health & Building Standards Commission, and Traffic Safety Commission.

**APPROVED**

Appointments listed on Exhibit B.

- C. ID 22-792 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to enter into a Program Partner Agreement between the City of Denton Parks and Recreation Department and Denton County Brewing Company to offer a Parks and Recreation operated adult corn hole league at space provided by Denton County Brewing Company; authorizing the City Manager, or designee, to perform all obligations of the city under the agreement and providing an effective date.

**ASSIGNED ORDINANCE NO. 22-792**

- D. ID 22-957 Consider adoption of an ordinance of the City of Denton establishing classifications and positions in the Denton Fire Department; creating certain positions; repealing ordinance no. 22-187 relating to establishing the classifications and prescribing the number of positions in each classification for the Denton Fire Department; providing repealer, cumulative, and severability clauses; and declaring an effective date.

**ASSIGNED ORDINANCE NO. 22-957**

- E. ID 22-848 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 Tymco, Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract Number SW04-20, for the purchase of one (1) Peterbilt/Tymco Model 600 Regenerative Air Street Sweeper for the Public Works Drainage Department; providing for the expenditure of funds therefor; and providing an effective date (File 7999 - awarded to Tymco, Inc., in the not-to-exceed amount of \$357,525.00). The Public Utilities Board recommends approval (5 - 0).

**ASSIGNED ORDINANCE NO. 22-848**

- F. ID 22-849 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a third amendment to a contract between the City of Denton and Labor First, LLC dba Retiree First, LLC, amending the contract approved by City Council on October 16, 2018, in the not-to-exceed amount of \$2,440,000.00; amended by Amendments 1 and 2 approved by Purchasing; said third amendment to continue to provide the Medicare supplement coverage, including medical services and prescription services for the City's post-65 retirees; providing for the expenditure of funds therefor; and providing an effective date (RFP 6807 - providing for an additional third amendment expenditure amount not-to-exceed \$610,000.00, with the total contract amount not-to-exceed \$3,050,000.00).

**ASSIGNED ORDINANCE NO. 22-849**

- G. ID 22-850 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 3 to the contract between the City of Denton and Quality Excavation, LTD, for additional work on the 2019 Intersection Improvements Project; providing for the expenditure of funds therefor; and providing an effective date (IFB 7413 - Change Order No. 3, in the not-to-exceed amount of \$309,521.05, for a total contract award aggregated to \$2,119,091.68).

**ASSIGNED ORDINANCE NO. 22-850**

- H. ID 22-851 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 MTM Recognition Corporation, for Service Awards for the Human Resources Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7904 - awarded to MTM Recognition Corporation, 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. 22-851**

- I. ID 22-852 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 Industrial Hygiene and Safety Technology, Inc., for asbestos, mold, and industrial hygiene consulting services for the City of Denton as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7928 - Professional Services Agreement for asbestos, mold, and industrial hygiene consulting services awarded to Industrial Hygiene and Safety Technology, 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 \$425,000.00).

**ASSIGNED ORDINANCE NO. 22-852**

- J. ID 22-878 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a contract between the City of Denton and Trilliant Networks Inc., amending the contract approved by City Council on April 21, 2020, in the not-to-exceed amount of \$817,304.50, amended by Amendment 1 approved by Purchasing; said second amendment to provide continued vendor support services for Advanced Metering Infrastructure (AMI) for the Denton Municipal Electric Metering Department; providing for the expenditure of funds therefor; and providing an effective date (File 7218 - providing for an additional second amendment expenditure amount not-to-exceed \$304,250.00, with the total contract amount not-to-exceed \$1,121,554.50). The Public Utilities Board recommends approval (5 - 0).

**ASSIGNED ORDINANCE NO. 22-878**

- K. ID 22-880 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Holt Texas, Ltd., amending the contract approved by City Council on March 2, 2021, in the not-to-exceed amount of \$925,000.00; said first amendment to

continue to provide heavy equipment maintenance and repair services; providing for the expenditure of funds therefor; and providing an effective date (File 7515 - providing for an additional first amendment expenditure amount not-to-exceed \$231,250.00, with the total contract amount not-to-exceed \$1,156,250.00). The Public Utilities Board recommends approval (5 - 0).

**ASSIGNED ORDINANCE NO. 22-880**

- L. ID 22-899 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Motorola Solutions, Inc., amending the contract approved by City Council on August 21, 2018, in the not-to-exceed amount of \$7,698,901.00; said first amendment to continue to provide the purchase of Radio System hardware, to include products and services, and support and maintenance for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 6832 - providing for an additional first amendment expenditure amount not-to-exceed \$1,924,725.25, with the total contract amount not-to-exceed \$9,623,626.25).

**ASSIGNED ORDINANCE NO. 22-899**

- M. ID 22-901 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to purchase of four (4) art sculptures for the Carroll Boulevard Linear Park for the Parks and Recreation Department from Russ Connell; providing for the expenditure of funds therefor; and providing an effective date (File 7990 - awarded to Russ Connell, in the not-to-exceed amount of \$45,450.00). The Public Art Committee recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 22-901**

- N. ID 22-905 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract through the Department of Information Resources (DIR) Cooperative Purchasing Network Contract Number DIR-TSO-3838 for Apple Branded Products and Related Services, DIR-TSO-3863 for Miscellaneous Information Technology (IT) Hardware Peripherals, Components and Related Services, DIR-TSO-4172 for Cloud Services, DIR-TSO-4291 for Information Technology Security (ITS) Hardware, Software and Services, DIR-TSO-4317 for Software Products, Software Services, Software as a Service (SaaS), and Enterprise Resource Planning (ERP) Software Modules Products and Services; through Interlocal Cooperative Purchasing Agreement with the Sourcewell Cooperative Purchasing Network, Contract Number 081419-SHI for Technology Catalog Solutions; through the Buy Board Cooperative Purchasing Network Contract 661-22 for Technology Equipment, Products, Services, and Software with SHI-Government Solutions, Inc., providing for the expenditure of funds therefor; and providing an effective date (File 7983 - awarded to SHI-Government Solutions, Inc., in the five (5) year not-to-exceed amount of \$1,800,000.00).

**ASSIGNED ORDINANCE NO. 22-905**

- O. ID 22-906 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 Sunbelt Rentals, Inc., through the Sourcewell Cooperative Purchasing Network Contract Number 062320-SNB, for material handling equipment rental for various City of Denton departments; authorizing the expenditure of funds therefor; and declaring an effective date (File 7868 - awarded to Sunbelt Rentals, Inc., in the not-to-exceed amount of \$1,236,000.00).  
**ASSIGNED ORDINANCE NO. 22-906**

- P. ID 22-907 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 Whirlix Design, Inc., through the Buy Board Cooperative Purchasing Network Contract # 591-19, for the construction of Cross Timbers North and South Park Playgrounds for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 7961 - awarded to Whirlix Design, Inc., in the not-to-exceed amount of \$351,449.00).  
**ASSIGNED ORDINANCE NO. 22-907**

- Q. ID 22-908 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 Whirlix Design, Inc., through the Buy Board Cooperative Purchasing Network Contract # 592-19, for the construction of the Sequoia Park Playground Phase 1 for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 7962 - awarded to Whirlix Design, Inc., in the not-to-exceed amount of \$76,425.00).  
**ASSIGNED ORDINANCE NO. 22-908**

- S. ID 22-916 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc., for professional engineering services related to the Union Pacific Railroad (UPRR) Downtown Quiet Zone design for the City of Denton as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7292-006 - Professional Services Agreement for engineering services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$312,000.00).  
**ASSIGNED ORDINANCE NO. 22-916**

- T. ID 22-939 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 James Wood Autopark, Inc., through May 5, 2023, to continue providing the supply of medium duty truck chassis for various City of Denton departments; and declaring an effective date (File 6865 - extending a contract with James Wood Autopark, Inc., to May 5, 2023).  
**ASSIGNED ORDINANCE NO. 22-939**



- U. ID 22-917 Consider adoption of an ordinance approving an agreement between The City of Denton and Hickory & Rail Ventures, LLC, regarding an Economic Development Program for Stoke Denton; and providing an effective date. The Economic Development Partnership Board recommends approval (6-0).

**ASSIGNED ORDINANCE NO. 22-917**

- V. ID 22-889 Consider adoption of an ordinance of the City of Denton repealing ordinance no. 2014-086; approving the 2022 Denton Municipal Electric - Electric Service Standards ("2022 ESS"); delegating authority to Denton Municipal Electric for any future amendments or newly promulgated Electric Service Standards in accordance with the relevant authorities provided herein; providing for a repealer; providing for a severability clause; and, providing an effective date. The Public Utilities Board recommends approval (5 - 0).

**ASSIGNED ORDINANCE NO. 22-889**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

- R. ID 22-912 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 March 16, 2021, in the not-to-exceed amount of \$250,000.00; said first amendment for professional engineering services in support of the State reimbursable Transportation Alternatives Set-Aside (TASA) Program project; Sycamore - Welch Active Transportation Connection Bike Lanes and Shared - Use Path Facilities aka A-Train to UNT project; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-104 - providing for an additional first amendment expenditure amount not-to-exceed \$92,000.00, with the total contract amount not-to-exceed \$342,000.00).

**ASSIGNED ORDINANCE NO. 22-912**

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

The item was pulled for Individual Consideration by Mayor Pro Tem Meltzer.

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Meltzer moved to adopt the item as presented. Motion seconded by Council Member Armintor. Motion carried.

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

NAYS (0): None

- W. ID 22-902 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its NTTV PEG channel; authorizing the expenditure of funds; and declaring an effective date.

**ASSIGNED ORDINANCE NO. 22-902**

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

The item was pulled for Individual Consideration by Council Members Davis, Maguire, and Armintor.

Council Members Davis, Maguire, and Armintor had a conflict of interest and left the Council Chambers.

The item was not presented and no discussion followed.

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

AYES (4): Mayor Hudspeth, Mayor Pro Tem Meltzer, and Council Members Byrd and Beck  
NAYS (0): None

ABSTENTIONS (3): Council Members Davis, Maguire, and Armintor

- X. ID 22-903 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the Denton Independent School District for its PEG channel; authorizing the expenditure of funds; and declaring an effective date.

**ASSIGNED ORDINANCE NO. 22-903**

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

The item was pulled for Individual Consideration by Council Members Davis, Maguire, and Armintor.

Council Members Davis, Maguire, and Armintor had a conflict of interest and left the Council Chambers.

The item was not presented and no discussion followed.

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

AYES (4): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, and Beck  
NAYS (0): None

ABSTENTIONS (3): Council Member Davis, Maguire, and Armintor

- Y. ID 22-904 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its Denton Community Television PEG channel; authorizing the expenditure of funds; and declaring an effective date.

**ASSIGNED ORDINANCE NO. 22-904**

Item was pulled for Individual Consideration by Council Members Davis, Maguire and Armintor.

Council Members Davis, Maguire and Armintor had a conflict of interest and left the Council Chambers.

The item was not presented and no discussion followed.

Citizen comments received are noted in Exhibit A.

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

AYES (4): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, and Beck  
NAYS (0): None

ABSTENTIONS (3): Council Member Davis, Maguire, and Armintor

5. **PUBLIC HEARING**

- A. ID 22-356 Hold a public hearing and consider approval of a resolution of the City Council of the City of Denton, Texas adopting the establishment of policies, guidelines, and criteria governing tax abatements; and declaring an effective date. The Economic Development Partnership Board recommends approval (7-0).

**AMENDED; ASSIGNED RESOLUTION NO. 22-356**

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 speakers in the queue, the public hearing was closed.

Following discussion, Council Member Beck moved to adopt the item as presented, with the amendment to utilizing the MIT living wage calculation for Denton County. Motion seconded by Council Member Davis. 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 22-357 Consider approval of a resolution of the City Council of the City of Denton, Texas adopting the establishment of policies, guidelines, and criteria governing Chapter 380 incentives; and declaring an effective date. The Economic Development Partnership Board recommends approval (7-0).

**ASSIGNED RESOLUTION NO. 22-357**

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

The item was presented and no discussion followed.

Council Member Maguire moved to adopt the item as presented, with the amendment to utilizing the MIT living wage calculation for Denton County. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- B. ID 22-254 Consider adoption of an ordinance of the City of Denton, Texas, amending Chapter 22 "Parks and Recreation," by replacing the text of article III "Park Dedication" with updated text providing for new fees and dedication requirements for park land dedication or payment of cash in lieu as a condition to subdivision plat approval and providing for payment of park development fees as a condition to building permit issuance in order to provide for necessary park development, and providing for an effective date.

**ASSIGNED ORDINANCE NO. 22-254**

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

The item was presented and discussion followed.

Citizen comments received are noted in Exhibit A.

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

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

NAYS (2): Mayor Hudspeth and Council Member Davis

- C. ID 22-624 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to enter into a Development Agreement between the City of Denton and Jes Dev. Co. Inc., for the payment of park development fees and fees in lieu of parkland dedication and the granting of a public access easement for trail and parking spaces on the Pebblebrook Parkside Development; and providing an effective date. The Parks, Recreation, and Beautification Board recommends approval (5-0).

**ASSIGNED ORDINANCE NO. 22-624**

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

The item was presented and no discussion followed.

Council Member Armintor moved to adopt the item as presented. 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

- D. ID 22-911 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 Mario Sinacola & Sons Excavating, Inc., for the construction of the Hickory Creek Road Phase 3 Project consisting of the realignment and bridge installation of Hickory Creek Road between FM 1830 to Riverpass; providing for the expenditure of funds therefor; and providing an effective date (CSP 7909 - awarded to Mario Sinacola & Sons Excavating, Inc., in the not-to-exceed amount of \$52,022,433.88).

**ASSIGNED ORDINANCE NO. 22-911**

There were no online registrations 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. 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

- E. ID 22-789 Consider adoption of an ordinance of the City of Denton, A Texas home-rule municipal corporation, authorizing the City Manager to execute a Development Agreement between the City of Denton and 4000 Ganzer Investments, LLC for the cost participation of \$8,000,000 in the development and construction by the city of the extension of wastewater services related infrastructure improvements to the Milam and Clear Creek Basin, and providing an effective date. The Public Utilities Board recommends approval (5 -0).

**ASSIGNED ORDINANCE NO. 22-789**

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 Mayor Pro Tem Meltzer. Motion carried.

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

NAYS (0): None

- F. ID 22-938 Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2021-2022 budget and Annual Program of Services of the City of Denton to allow for adjustments to the General Fund of \$944,583; declaring a public purpose; providing a severability clause, an open meetings clause and an effective date

**ASSIGNED ORDINANCE NO. 22-938**

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

The item was presented and no discussion followed.

Council Member Maguire 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 Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

7. **CONCLUDING ITEMS**

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 9:39 p.m.



GERARD HUDSPETH  
MAYOR  
CITY OF DENTON, TEXAS



JESUS SALAZAR  
DEPUTY CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: MAY 17, 2022

**May 3, 2022 City Council Meeting - EXHIBIT A**

**Speaker Commentaries/Registrations  
Online, Email, Phone**

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Drew	Christ	2208 Carriage HL	Denton	22-357	Support	e-Comment	In support of this item. Thank you staff and Council for including the MIT living wage level.
Eva	Grecco	802 W. Oak St., #5	Denton	Open Mic	N/A	In-Person	Speechless by previous speaker. Expressed admiration for Council Member Armintor; thanked her for her service. Complained about the public being directed to one entrance with public not being informed and seniors citizens being confused by locked doors.
Elva	Hernandez	6509 Willow Ln.	Denton	Open Mic	N/A	Phone	Thanked everyone, especially Council Member Armintor for her unconditional support and helping when it was most needed (drinking water trouble at Green Tree Estates). Her spot on Council will be hard to fill; need people like her. Sorry to see her go.
David	Lehde	5816 W. Plano Pkwy.	Plano	22-254	Unknown	In-Person	Representing the Dallas Developer's Association. Appreciates the efforts but is concerned about fee increase. Park development fee is a concern, will be part of final sales price of home, and buyers will look at other cities for lower priced homes due to fees.
Brooke	Moore	1512 Victoria Dr.	Denton	22-254	Support	e-Comment	For 24 years our community has not increased its fees or land dedication requirements for new developments. I believe it's long past time to update these mandates for our City and it shouldn't be stalled any longer. Any lack of action will negatively impact how we contribute to our City's future parks & greenspaces, one of our most valuable resources. I support the staff, and the Advisory Board's recommendation to approve of the new methodology and proposed fees, as well as the implementation timeline.
Mariela	Nuñez-Ganes	3449 Lake Country Dr.	Denton	Open Mic	N/A	In-Person	Usually doesn't come to City Council meetings, but wanted to highlight the work of Council Member Armintor for making her and other Latinx immigrants that make Denton their home feel like they belong. Council Member Armintor represents all the people in actions, not just words. Expressed thanks that she spent the night to see what its like to live without drinkable water. Was grateful that CM Armintor communicated via translation services in a way that people understand, with an open mind and heart.
Tim	Smith	200 El Paseo St.	Denton	22-254	Support	e-Comment	With the immense rising cost of land values in the COD in the 24 years since the last time our dedication and impact fees have been reviewed, this change is needed more now than ever. Bond dollars do not need to be the only answer to the dearth of park land acquisitions that we must do to ensure that every citizen in the COD has access to a park in a 10-minute-walk radius. In-fill development continues to come before council and without immediate action this mission will be impossible to achieve.
Nicholas	Stevens	417 Amarillo St.	Denton	Open Mic	N/A	In-Person	Thanked outgoing Council Member Armintor for her willingness to listen and all the work she has done to bring people together, being more involved in government conversations, and her encouragement of citizens to be active in the community. Reviewed several of Council Member Armintor's accomplishments.
Chris	Watts	419 S. Carroll St.	Denton	Open Mic	N/A	In-Person	Spoke to issue of Mayor Pro Tem Meltzer utilizing a notary seal illegally, appointing a paid consultant to a city board who then can't be objective or unbiased, and disrespected the City Secretary by using her notary seal, exposing her to possibly losing her notary. Apologized to the City Secretary for former colleague's behavior.

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  
May 3, 2022

Agenda Item 4.B (ID 22-923)

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	MEMBER FIRST NAME	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Committee on Persons with Disabilities	7	Hudspeth-7	Sonia Redwine	September 1, 2021 through August 31, 2023	Reappointment
Health & Building Standards Commission	7	Hudspeth-7	Greg Coward	September 1, 2021 through August 31, 2023	Reappointment Qualif. 5: Representative from Plumbing Industry
Traffic Safety Commission	5	Armitator-5	Kristine Bray	UNEXPIRED September 1, 2021 through August 31, 2023	New