



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### City Council

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Tuesday, April 4, 2023

2:00 PM

Council Work Session Room  
&  
Council Chambers

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**WORK SESSION BEGINS AT 2:00 P.M. IN THE COUNCIL WORK SESSION ROOM**

**CLOSED MEETING BEGINS IMMEDIATELY FOLLOWING THE WORK SESSION IN THE COUNCIL WORK SESSION ROOM**

**REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS**

#### **REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL**

Individuals may speak during a Council meeting under one of the following categories:

##### **Open Microphone:**

At regular meetings only, individuals can speak on any topic that is not on the agenda for no longer than four (4) minutes per individual. This portion of the meeting occurs immediately after the start of the regular meeting session. Please note, Council members cannot engage in a discussion on topics presented during this portion and there are limited slots available for this portion of the meeting.

##### **Comments on Agenda Items:**

Public comments can be given for any item considered by the Council, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

##### **Public Hearing Items:**

Individuals are limited to four (4) minutes per public hearing item.

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Individuals may participate by using one of the following methods:

#### **1. In Person for Regular or Consent Agenda Items:**

To provide in-person comments regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the City Secretary prior to the item being called.

#### **2. In Person for Public Hearing Items:**

For public hearing items, speaker cards are encouraged but not required.

**3. eComment:**

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the City Council immediately upon submission and recorded by the City Secretary into the Minutes of the Meeting.

**4. By Phone:**

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings) until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, April 4, 2023, at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

**WORK SESSION****1. Citizen Comments on Consent Agenda Items**

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the City Council regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL detailed at the beginning of this agenda. Registration is required prior to the time the City Council considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

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

This section includes questions members of the City Council direct to staff on any item listed on this agenda. Answers are compiled in a report and provided to the City Council and members of the public by clicking on Exhibit 1 of the item below. The link found within the document will provide access to the supporting documentation. The report will be available prior to start of the meeting. Any handouts distributed at the meeting will also be uploaded to the below link by 12:00 p.m. on the business day following the meeting.

- A. [ID 23-632](#) Meeting Questions, Responses & Handouts

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

**3. Work Session Reports**

- A. [ID 23-690](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 031 - Recreation Facility Operations.

[Estimated Presentation/Discussion Time: 15 minutes]

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Audit of Recreation Facility Operations](#)  
[Exhibit 3 - Presentation](#)

- B.    [ID 23-691](#)      Receive a report, hold a discussion, and give staff direction regarding Audit Project 019 - Municipal Court Payments: Follow-Up Review.

[Estimated Presentation/Discussion Time: 15 minutes]

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Follow-Up Review of the Municipal Court Payments Audit](#)  
[Exhibit 3 - Presentation](#)

- C.    [ID 23-689](#)      Receive a report, hold a discussion, and give staff direction regarding proposals from the Board of Ethics to amend the Ethics Ordinance and the Board of Ethics' Rules of Procedure.

[Estimated Presentation/Discussion Time: 60 minutes]

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Letter of Proposed Amendments](#)  
[Exhibit 3 - Redlined Ethics Ordinance](#)  
[Exhibit 4 - Redlined Board of Ethics Rules of Procedure](#)  
[Exhibit 5 - Presentation](#)  
[Exhibit 6 - Informal Staff Report - Proposal Background & Research](#)

- D.    [ID 23-212](#)      Receive a report, hold a discussion, and give staff direction on pending City Council requests for:

1) Request for a Work Session to discuss the Southern Methodist University food insecurity project commissioned and related regional food bank information.

[Estimated Presentation/Discussion Time: 30 minutes]

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance 21-1837](#)  
[Exhibit 3 - Presentation](#)

Following the completion of the Work Session, the City Council will convene in a Closed Meeting in the Council Work Session Room to consider specific item(s) when these items are listed below under the Closed Meeting section of this agenda. The City Council reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

#### 1. Closed Meeting:

- A.    [ID 23-344](#)      Consultation with Attorneys under Texas Government Code Section 551.071 and Deliberations Involving Medical or Psychiatric Records of Individuals under Texas Government Code Chapter 551.0785.

Receive information from staff, discuss, and provide staff with direction related to a police

officer's plan benefits related to an injury in the line of duty. Consultation with the City's attorney regarding legal issues associated with benefits where a 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; to consider information in the medical or psychiatric records related to a police officer's injury in the line of duty.

**B. [ID 23-707](#)** 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 the bankruptcy litigation of In re Core Scientific, Inc.; 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.

**C. [ID 23-754](#)** 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 initial litigation styled City of Denton v. Delilah Solar Energy L.L.C. and Samson Solar Energy L.L.C.; 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.

**D. [ID 23-755](#)** 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 initial litigation styled "Michael Grim and Jim Maynard v. City of Denton, Texas", currently pending merits briefing before the Supreme Court of 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.

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the 'Public Power Exception'). The City Council reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

**NOTE:** Any item for which a formal action at the Regular Meeting has been taken by Council may be subject to a request for a motion for reconsideration at any time during the meeting, at the Concluding Items Section, or after the meeting. In order to comply with the Texas Open Meetings Act, a request for a motion for reconsideration made during, at the end of, or after a Council meeting will be placed on the agenda and considered at the next official meeting of the City Council.

Following the Closed Meeting, the City Council will reconvene in Open Meeting to take action, if any, on matters discussed in closed session.

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**AFTER DETERMINING THAT A QUORUM IS PRESENT, THE REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE AT 6:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS AT WHICH THE FOLLOWING ITEMS WILL BE CONSIDERED:**

**1. PLEDGE OF ALLEGIANCE**

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

**2. PROCLAMATIONS/PRESENTATIONS**

- A. [ID 23-609](#) Proclamation: National Community Development Week

**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.

- a. [ID 23-679](#) Mr. Stephen Dillenberg regarding Campaign Questions.
- b. [ID 23-702](#) Ms. Camila Parra regarding youth, education, achievements and plans for the future.

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.

During open microphone reports under this section of the agenda, the Council may listen to citizens speak. However, because notice of the subject of the open microphone report has not been provided to the public in advance, the Texas Open Meetings Act limits any deliberation or decision by the Council to: a proposal to place the item on a future agenda; a statement of factual information; or a recitation of existing policy. Council Members may not ask the open microphone speakers questions or discuss the items presented during open microphone reports.

NOTE: If audio/visual aids during presentations to Council are needed, they must be submitted to the City Secretary 24 hours prior to the meeting.

#### **4. CONSENT AGENDA**

Each of these items is recommended by Staff or a board, commission, and committee. Approval thereof will be strictly on the basis of the those recommendations. Approval of the Consent Agenda authorizes the City Manager or his designee to implement each item in accordance with the Staff recommendations. The City Council has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

For those items recommended by a specific board, commission, or committee, the agenda item will reference that recommendation. To view the video of the related board, commission, or committee meeting, as applicable, a link can be found within the applicable supporting documentation (Exhibit 1).

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – T). This listing is provided on the Consent Agenda to allow Council Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, the Consent Agenda Items will be approved with one motion. If items are pulled for separate discussion, they may be considered as the first items following approval of the Consent Agenda.

- A. [ID 23-027](#) Consider approval of the minutes of the March 21, 2023 Meeting.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - March 21, 2023 Minutes](#)
- B. [ID 23-057](#) Consider nominations/appointments to the City's Boards, Commissions, and Committees: Airport Advisory Board and Community Services Advisory Committee.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Nominations List](#)
- C. [ID 23-705](#) Consider approval of a resolution of the City of Denton providing the March 16, 2023 meeting absence of a Committee on Persons with Disabilities Member be excused; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Resolution & Exhibit](#)
- D. [ID 23-664](#) Consider approval of a resolution of the City of Denton providing the March 11, 2023 meeting absence of a Community Services Advisory Committee Member be excused; and providing an effective date.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Draft Resolution & Exhibit](#)

- E.    [ID 23-000](#)      Consider approval of a resolution of the City Council of the City of Denton, approving the 2021/2022 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) annual report; and declaring an effective date. The TIRZ Number Two Board recommends approval (10-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Resolution and TIRZ Two 2021-22 Annual Report](#)

[Exhibit 3 -Form 50-806](#)

- F.    [ID 23-722](#)      Consider approval of a resolution of the City of Denton adopting the Denton County Hazard Mitigation Plan; and declaring an effective date.

Attachments:      [Exhibit 1 Agenda Information Sheet Hazard Mitigation Plan 2023](#)

[Exhibit 2 Resolution \(REV\)](#)

[Exhibit 3 Approval Pending Adoption Notice](#)

- G.    [ID 23-462](#)      Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement between the City of Denton and Denton Independent School District for joint facility use and transportation services for Denton Parks and Recreation camp programs; authorizing the City Manager, or their designee, to perform all obligations of the City under the agreement, including the expenditure of funds; and providing an effective date.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Agreement](#)

[Exhibit 3 - Ordinance](#)

[Exhibit 4 - Ordinance no. 22-1821- McMath Agreement](#)

[Exhibit 5 - Ordinance no. 21-1568- Transportation Agreement](#)

- H.    [ID 23-463](#)      Consider adoption of an ordinance of the City of Denton granting Ashes Smoke Shop, LLC, a three-year noise exception for the Annual Ashes 420 Festivals on Thursday, April 20, 2023, Saturday, April 20, 2024, and Sunday, April 20, 2025, from 11 a.m. to 11 p.m., at 420 S. Carroll Boulevard; and providing an effective date.

Attachments:      [Exhibit 1- Agenda Information Sheet](#)

[Exhibit 2- Ordinance](#)

[Exhibit 3- LLC Verification](#)

- I.    [ID 23-527](#)      Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City of Denton and Grace Like Rain, Inc. DBA Giving Grace for the payment and use of HOME Investment Partnership Grant American Rescue Plan (HOME-ARP) Entitlement funding for Tenant Based Rental Assistance; providing for the expenditure of funds in an amount not to exceed \$856,811.00; and providing an effective date.

Attachments:[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Ordinance and Service Agreement HOME ARP TBRA and Supportiv](#)[Exhibit 3 - HOME ARP Allocation Plan](#)

- J. [ID 23-259](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City of Denton and Our Daily Bread, Inc. for the payment and use of HOME Investment Partnership Grant American Rescue Plan (HOME-ARP) Entitlement funding for Tenant Based Rental Assistance; providing for the expenditure of funds in an amount not to exceed \$856,811.00; and providing an effective date.

Attachments:[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Ordinance and Agreement HOME ARP TBRA and Supportive Service](#)[Exhibit 3 - HOME ARP Allocation Plan](#)

- K. [ID 23-719](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or their designee, to execute a letter donation agreement and accept the gift and dedication of a fee simple interest in approximately 6.8717 acres of land located south of Jim Christal Road Lot 3, and a portion of lot 4, Block A, Westpark Addition, Phase 2; City and County of Denton, Texas; and providing for severability and an effective date.

Attachments:[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Ordinance](#)[Exhibit 3 - Site Location Map](#)

- L. [ID 23-728](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to an engagement between the City of Denton and Haynes and Boone, LLP, amending the engagement approved by the City Attorney on November 7, 2022, in the not-to-exceed amount of \$49,500.00; said first amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8174 - providing for an additional first amendment expenditure amount not-to-exceed \$100,500.00, with the total contract amount not-to-exceed \$150,000.00).

Attachments:[Exhibit 1- AIS](#)[Exhibit 2 - Ordinance](#)

- M. [ID 23-729](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the additional expenditure of \$150,000, for outside counsel expenses and other appellate expenses in the initial litigation styled “Michael Grim and Jim Maynard v. City of Denton, Texas”, currently pending merits briefing before the Supreme Court of Texas; and declaring an effective date (File 6567 - providing for an additional amendment expenditure amount not-to-exceed \$150,000.00, with the total contract amount not-to-exceed \$1,491,900.00).

Attachments:[Exhibit 1 - AIS](#)[Exhibit 2 - Ordinance](#)

- N. [ID 23-730](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal



corporation, authorizing the approval of a first amendment to an engagement between the City of Denton and King and Spalding, L.L.P., amending the engagement approved by the City Attorney on March 11, 2022, in the not-to-exceed amount of \$49,500.00; said first amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8159 - providing for an additional first amendment expenditure amount not-to-exceed \$300,500.00, with the total contract amount not-to-exceed \$350,000.00).

Attachments:      [Exhibit 1 - AIS](#)  
                              [Exhibit 2 - Ordinance](#)

- O.    [ID 23-626](#)      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., to provide regulatory permitting/approval support, process evaluation, design services, bidding assistance, and construction phase services for the Cooper Creek Lift Station Improvement Project for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7574-025 - Professional Services Agreement for design services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$750,000.00). The Public Utilities Board recommends approval (5 - 0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Ordinance and Contract](#)

- P.    [ID 23-627](#)      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 McCourt Equipment, Inc, for screener maintenance and repairs for the Beneficial Reuse Department, which is the sole provider of this service, 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 8116 - awarded to McCourt Equipment, 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 \$300,000.00). The Public Utilities Board recommends approval (5 - 0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Ordinance and Contract](#)

- Q.    [ID 23-628](#)      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 City of Longview, under the Texas Government Code, Section 791.001, to authorize the City of Longview 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 8208 - award an Interlocal Cooperative Purchasing Agreement with the City of Longview).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance and Interlocal Agreement](#)

- R.    [ID 23-662](#)      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 Mart, Inc., for the additional work and extension of days necessary to complete the American Legion Hall Senior Center; providing for the expenditure of funds therefor; and providing an effective date (RFP 7103 - Change Order No. 3 in the not-to-exceed amount of \$53,506.77, for a total contract award aggregated to \$1,688,146.68).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Original Ordinance and Contract](#)  
                                 [Exhibit 3 - Change Order 1](#)  
                                 [Exhibit 4 - Ordinance and Change Order 2](#)  
                                 [Exhibit 5 - Ordinance and Change Order 3](#)

- S.    [ID 23-665](#)      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 United Healthcare Insurance Company, Inc., amending the contract approved by the City Council on October 23, 2018, in the not-to-exceed amount of \$625,600.00; amended by Amendment 1 approved by Purchasing; said second amendment to continue to provide employee voluntary vision insurance coverage; providing for the expenditure of funds therefor; and providing an effective date (RFP 6826 - providing for an additional second amendment expenditure amount not-to-exceed \$107,400.00, with the total contract amount not-to-exceed \$782,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Original Ordinance and Contract](#)  
                                 [Exhibit 3 - Amendment 1](#)  
                                 [Exhibit 4 - Ordinance and Amendment 2](#)

- T.    [ID 23-706](#)      Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or designee, to execute a Contract of Sale between the City of Denton, as "Buyer", and Nelda Hackett (referred to herein as "Seller"), for the purchase of approximately 6.5 acres of land, more or less, for the purposes of the construction of a Wastewater Treatment Facility and other public uses, being located in the J. W. Withers Survey, Abstract No. 1343, and the B.B.B. & C.R.R. Company Survey, Abstract No. 196, all located in the City and County of Denton, Texas, for a purchase price of \$820,000.00; authorizing the provision of relocation advisory services and relocation financial assistance in an amount of \$155,478.84; authorizing the expenditure of funds therefor; providing for severability; and providing an effective date.

**Attachments:**      [Exhibit 1. Agenda Information Sheet](#)  
                                 [Exhibit 2. Ordinance](#)  
                                 [Exhibit 3. Location Map](#)

**5. PUBLIC HEARINGS**

- A. [ID 23-387](#) THIS PUBLIC HEARING IS POSTPONED INDEFINITELY. NEW PUBLIC NOTICE WILL BE PUBLISHED IN ADVANCE OF THE FUTURE PUBLIC HEARING IN ACCORDANCE WITH LOC. GOV'T CODE CH. 395. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding the approval of the Roadway Impact Fees Study.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- B. [ID 22-2556](#) THIS PUBLIC HEARING IS POSTPONED INDEFINITELY. NEW PUBLIC NOTICE WILL BE PUBLISHED IN ADVANCE OF THE FUTURE PUBLIC HEARING IN ACCORDANCE WITH LOC. GOV'T CODE CH. 395. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding updates to the Roadway Impact Fees.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- C. [PD22-0010d](#) Hold a public hearing and consider adoption of an Ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from a Planned Development - Mixed-Use Neighborhood (PD-MN) District to a Planned Development - Suburban Corridor (PD-SC) District on approximately 12.770 acres of land generally located at the northwest and southwest corner of Teasley Lane (F.M.2181) and Hunters Creek Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. STAFF IS REQUESTING TO WITHDRAW THIS ITEM (PD22-0010d, Denton West Joint Venture, Mia Hines).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- D. [Z23-0001a](#) 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 29.714 acres of land from Planned Development 120 (PD-120) District to Mixed-Use Neighborhood (MN) District. The site is generally located at the south of Loop 288, approximately 1,640 feet west of North Locust Street (F.M. 2164) 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 for severability and an effective date. The Planning and Zoning Commission voted [7-0] to recommend approval of the request. Motion for approval by Commissioner Smith and second by Commissioner McDade. (Z23-0001a, Loop 288 PD to MN, Mia Hines).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Future Land Use Map](#)  
                                 [Exhibit 5 - Existing Zoning Map](#)  
                                 [Exhibit 6 - Proposed Zoning Map](#)  
                                 [Exhibit 8 - Table of Allowable Uses](#)  
                                 [Exhibit 9 - Notification Map & Posting Affidavit](#)  
                                 [Exhibit 10 - Draft Ordinance](#)  
                                 [Exhibit 11 - Presentation](#)

## **6. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A.    [ID 23-545](#)      Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2022-2023 budget and Annual Program of Services of the City of Denton to allow for adjustments to the Capital Improvement Program of \$29,223,360 for expenses related to transformers, LED conversion, Hickory GIS, and TxDOT relocations; declaring a public purpose; directing the City Secretary attach a copy to the 2022-2023 budget; requiring approval by at least five votes; providing a severability clause, an open meetings clause and an effective date. The Public Utilities Board recommends approval (6-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance](#)  
                                 [Exhibit 3 - Presentation](#)

- B.    [ID 23-195](#)      Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$52,000,000 in principal amount of Certificates of Obligation of the City of Denton for General Government and Solid Waste projects; and providing an effective date. The Public Utilities Board recommends approval (5-0).

**Attachments:**      [Exhibit 1. Agenda Information Sheet](#)  
                                 [Exhibit 2. Ordinance](#)  
                                 [Exhibit 3. Presentation](#)

- C.    [ID 23-196](#)      Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$167,000,000 in principal amount of Certificates of Obligation of the City of Denton for Waterworks and Wastewater System and Electric System projects; and providing an effective date. The Public Utilities Board recommends approval 5-0).

**Attachments:**      [Exhibit 1 Agenda Information Sheet](#)  
                                 [Exhibit 2 Ordinance](#)  
                                 [Exhibit 3 Presentation](#)

- D.    [ID 23-241](#)      Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2022-2023 budget and annual program of services of the City of Denton to allow for adjustments to the Westpark Tax Increment Reinvestment Zone (TIRZ) Fund of six hundred sixty-five thousand fifty-three dollars (\$665,053) for the purpose of reimbursing

the Westray Group, LP; declaring a public purpose; directing the City Secretary attach a copy to the 2022-2023 budget; requiring approval by at least five votes; and providing a severability clause, an open meetings clause, and an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Ordinance](#)

[Exhibit 3 - Presentation](#)

- E. [ID 23-721](#) Consider adoption of an ordinance of the City of Denton creating a Special Citizens Bond Advisory Committee for the proposed November 2023 Bond Election; Appointing Chair, Chair Pro Tem and members to the committee; creating rules for the meetings; establishing a charge for the committee; and providing an effective date

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Ordinance](#)

## **7. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

B. Possible Continuation of Closed Meeting topics, above posted.

### **C E R T I F I C A T E**

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 31, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.