



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

City Council

Tuesday, April 16, 2024

2:00 PM

Council Work Session Room
&
Council Chambers

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.

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 www.cityofdenton.com/publicmeetings. 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 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.

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 16, 2024 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 for public hearing and individual consideration.

This section allows members of the City Council to ask questions on items listed on this agenda for public hearing and individual consideration. Responses to questions on items listed under the consent agenda that are received prior to the meeting are available by clicking on Exhibit 1 below. The responses will be available prior to the start of the meeting, when applicable. 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. Members of the Council may remove items from the consent agenda. When items are removed from the consent agenda and placed on the regular agenda by members of the council, the removed items shall be taken up in the order of removal right after the consent agenda.

A. [ID 24-468](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 23-2457](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 038 - Franchise Fees Collections.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Audit of Franchise Fee Collections.pdf](#)
[Exhibit 3 - Presentation.pdf](#)
- B. [ID 24-112](#) Receive a report, hold a discussion, and give staff direction regarding potential subject matter to be discussed by a future Charter Review Committee.
[Estimated Presentation/Discussion Time: 45 minutes]
Attachments: [Exhibit 1: AIS - Charter Amendment Process 04162024.pdf](#)
[Exhibit 2: Charter Review Presentation 4.16.2024.pdf](#)
[Exhibit 3: Denton City Charter.pdf](#)
- C. [ID 24-295](#) Receive a report, hold discussion, and give staff direction regarding requiring working air conditioning in rentals and prohibiting HOAs from disallowing air conditioners.
[Estimated Presentation/Discussion Time: 45 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- D. [ID 24-710](#) Receive a report, hold a discussion, and give staff direction regarding proposed amendments to the Hunter Ranch Improvement District's Operating and Project Agreements.
[Estimated Presentation/Discussion Time: 1 hour]
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- E. [ID 24-082](#) Receive a report, hold a discussion, and give staff direction on pending City Council requests for:
1) Request for a Work Session to discuss establishing a Community Benefits Ordinance
2) Request for a Work Session to discuss guidelines for individual Council Member discussions with developers and businesses.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance 23-1431.pdf](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - Memorandum on Community Benefits Ordinance and fast track deve](#)
[Exhibit 5 - ISR 2024-002 Community Benefits Agreement and Ordinance](#)
[Exhibit 6 - April 5, 2024 Friday Staff Report](#)

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 24-678](#) Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071.

Receive information from staff regarding a proposed Power Purchase Agreement with Yellow Viking Development One, LLC that includes data stemming from public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter 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 Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative or potential litigation.

- B. [ID 24-796](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 24-1005-481, styled "State of Texas v. City of Denton; Gerard Hudspeth, Mayor of Denton; Brian Beck, Mayor Pro Tem of Denton; Vicki Byrd, Paul Meltzer, Joe Holland, Brandon Chase McGee, and Chris Watts, Members of the City Council of Denton; Sara Hensley, City Manager of Denton; and Doug Shoemaker, Chief of Police of Denton; in their official capacities" pending in the 481st District Court, Denton County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.

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.

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 24-726](#) Proclamation: Animal Care and Control Appreciation Week
- B. [ID 24-806](#) Proclamation: National Day of Prayer
- C. [ID 24-807](#) Proclamation: 30 years as Redbud Capital of Texas

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 24-770](#) Ms. Melinda Preston regarding Denton Farmer's Market.
- b. [ID 24-771](#) Mr. Tad Preston regarding Fine Arts Theater.
- c. [ID 24-772](#) Mr. Justin Weis regarding Palestine.
- d. [ID 24-773](#) Ms. Susanna Strange regarding Greg Abbott targeting free speech at public universities.
- e. [ID 24-775](#) Ms. Malak Abuesheh regarding Free Palestine.
- f. [ID 24-776](#) Ms. Sydney Schoellhorn regarding Palestine.

- g. [ID 24-777](#) Ms. Jane Torrie regarding Residential Development.

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. ITEMS FOR INDIVIDUAL CONSIDERATION AND SWEARING IN CEREMONY

- A. [ID 24-824](#) Consider approval of a resolution of the City of Denton confirming the appointment of Jessica Robledo as Interim Chief of Police of the City of Denton Police Department beginning on April 16, 2024; and declaring an effective date.

Attachments:

[Exhibit 1 - AIS](#)

[Exhibit 2 - Resolution](#)

5. 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 – AI). 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 24-780](#) Consider approval of a resolution of the City of Denton confirming the appointment of Lauren Thoden as the City Secretary; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Resolution.pdf](#)

- B. [ID 24-814](#) Consider approval of a resolution of the City of Denton, concurring with the City Manager's reorganization of the City's administrative departments and divisions; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution](#)
[Exhibit 3 - Organizational Chart](#)

- C. [ID 24-090](#) Consider approval of the minutes of the March 19, 2024 Joint Meeting with Planning and Zoning Commission, April 2, 2024 Joint Meeting with DISD, and April 2, 2024 Regular Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - April 2, 2024 Minutes with Exhibits](#)
[Exhibit 3 - April 2, 2024 Joint Meeting with Denton DISD Minutes - Draft.pdf](#)
[Exhibit 4 - March 19, 2024 Joint Minutes with P&Z](#)

- D. [ID 24-098](#) Consider nominations/appointments to the City's Boards, Commissions, and Committees: Public Art Committee

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Nominations List](#)

- E. [ID 24-516](#) Consider adoption of an ordinance of the City of Denton approving a Joint Election Agreement and Contract for election services with Denton County for joint election

services for the May 4, 2024 Denton regular municipal election being held for the purpose of electing Council Members to Places 5 and 6 and electing a Mayor to Place 7, at a total estimated cost of \$62,029.40; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Draft Ordinance, Contract & Exhibit](#)

[Exhibit 3 - Cost Estimate Detail](#)

[Exhibit 4 - Ordinance 24-174 - Ordering General Election for May 4, 2024](#)

- F. [ID 24-711](#) Consider approval of a resolution of the City of Denton revising Policy No. 1.00 Policies, Procedures, and Administrative Directives; and declaring an effective date.

Attachments:

[Exhibit 1 - AIS-1.00 Policies, Procedures and Directives](#)

[Exhibit 2 - Resolution Policy on Policies](#)

[Exhibit 3 - 1.00 Policies Procedures and Administrative Directives \(4.16.24\)](#)

- G. [ID 24-774](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the filing of applications, forms, and associated documents with the Texas Commission on Environmental Quality (“TCEQ”) by the City Manager, to seek permits, permit amendments, permit renewals, and authorizations needed for the operation of the City’s Water Utility, the expenditure of funds needed to receive TCEQ Permits and Authorizations, providing an effective date. The Public Utilities Board recommends approval (4-0).

Attachments:

[Exhibit 1: Agenda Information Sheet](#)

[Exhibit 2: Ordinance](#)

[Exhibit 3: Presentation](#)

- H. [ID 24-172](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or designee, to execute a pipeline crossing contract with the Kansas City Southern Railway Company, a Missouri Corporation, D/B/A CPKC (“Railway Company”), for the purpose of crossing under the railway company’s tracks and right-of-way at Mile Post D 103.27 (Alliance Subdivision) Denton (Denton County), Texas to construct, maintain, operate, use and/or remove a proposed sanitary sewer pipeline for the City’s Bonnie Brae Phase 3 Widening and Realignment Project; providing for the expenditure of funds in the Not-To-Exceed Amount of Nine Thousand, Three Hundred Seventy-Five Dollars (\$9,375.00); authorizing the expenditure of funds therefor; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Ordinance and Agreement](#)

- I. [ID 24-708](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a license agreement for highway overpass by and between the City of Denton (“City”) and the Kansas City Southern Railroad Company D/B/A CPKC (“KCSRR”) relating to the construction of Hickory Creek Road within the railroad right-of-way located at KCSRR Milepost MM 99.54, within the County and City of Denton, Texas; providing for the expenditure of funds not to exceed the amount of \$10.00 and other

good and valuable consideration for the license agreement for highway overpass; and providing an effective date.

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

- J. [ID 24-421](#) Consider approval of a resolution of the City of Denton authorizing the City Manager to apply for funding in the amount of \$4,969,060 for the Fiscal Year (FY) 2024 funding period through the Denton County Transportation Authority (DCTA) Transportation Reinvestment Program which provides financial assistance to DCTA member cities for transit-supportive projects; and providing an effective date.

Attachments: [Exhibit 1 Agenda Informtion Sheet](#)
 [Exhibit 2 Presentation](#)
 [Exhibit 3 Resolution](#)

- K. [ID 24-667](#) Consider adoption of an ordinance of the City of Denton approving and authorizing the City Manager to execute a Memorandum of Understanding with the City of Lewisville, Texas, for the transfer to Lewisville of its share (\$24,596.00) of the proceeds of the U.S. Department of Justice - Office of Justice Programs - Edward Byrne Justice Assistance Grant (JAG Grant) 2023; and declaring an effective date.

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

- L. [ID 24-663](#) Consider adoption of an ordinance of the City of Denton granting a noise exception for Fry Street Entertainment District and Merchants Association's Fry Street Fair event which will be held on Saturday, April 27, 2024 and Sunday, April 28, 2024 at 109 Avenue A; and providing an effective date.

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

- M. [ID 24-664](#) Consider adoption of an ordinance of the City of Denton granting the Denton Main Street Association a noise exception for the Twilight Tunes Series, which will be held on Thursday, May 2, May 9, May 16, May 23, May 30, June 6, June 13, June 20 and Friday, June 21, 2024 from 6:00 p.m. to 8:00 p.m. on the Courthouse Lawn - 110 W Hickory Street; and providing an effective date.

Attachments: [Exhibit 1- Agenda Infromation Sheet](#)
 [Exhibit 2- Ordinance](#)

- N. [ID 24-666](#) Consider adoption of an ordinance of the City of Denton granting Denton Cinco de Mayo, a three-year noise exception for the Cinco de Mayo celebrations on Friday, May 3, 2024, through Sunday, May 5, 2024, Friday, May 2, 2025, through Sunday, May 4, 2025, and Friday, May 1, 2026, through Sunday, May 3, 2026; and providing an effective date.

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

- O. [ID 24-768](#) Consider adoption of an ordinance of the City of Denton granting Texas Filmmakers Corporation, a three-year noise exception for Thin Line Fest on Saturday, April 27, 2024, Saturday, April 26, 2025, and Saturday, April 25, 2026; and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Ordinance](#)
- P. [A23-0002c](#) Consider adoption of an ordinance of the City of Denton, Texas, Nunc Pro Tunc, correcting a scrivener's error in the ordinance number on the signed copy of Ordinance No. A23-0003c; providing for a savings clause and an effective date. (A23-0002c, Walker Tract Annexation, Angie Manglaris)
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance No. A23-0003c](#)
[Exhibit 3 - Nunc Pro Tunc Ordinance A23-0002c](#)
- Q. [ID 24-738](#) 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 Freese and Nichols, Inc., amending the contract approved by City Council on December 12, 2017, in the not-to-exceed amount of \$1,200,000.00, said first amendment to provide full depth reconstruction and utility improvements within the project limits for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (File 6625 - providing for an additional first amendment expenditure amount not-to-exceed \$1,630,500.00, for a total contract amount not-to-exceed \$2,830,500.00). The Public Utilities Board recommends approval (4 - 0).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Original Ordinance and Contract](#)
[Exhibit 3 - Ordinance and Amendment 1](#)
- R. [ID 24-739](#) 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 Burns & McDonnell Engineering Company, Inc., to manage and control improvements to the Supervisory Control and Data Acquisition (SCADA) network in the capacity of Owner Engineer for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7804-013 - awarded to Burns & McDonnell Engineering Company, Inc., in the not-to-exceed amount of \$1,399,998.00). The Public Utilities Board recommends approval (4 - 0).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Contract](#)
- S. [ID 24-740](#) 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 Atmospheric G2, LLC, for weather forecasting services for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date. (RFP 8420 - awarded to

Atmospheric G2, LLC, in the three (3) year not-to-exceed amount of \$165,240.00). The Public Utilities Board recommends approval (4 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Pricing Evaluation](#)
 [Exhibit 3 - Ordinance and Contract](#)

- T. [ID 24-741](#) 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 Quorum Architects, Inc., for professional design services for the addition and renovation of the Linda McNatt - Animal Care and Adoption Center for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7818-010 - awarded to Quorum Architects, Inc., in the not-to-exceed amount of \$1,333,200.00).

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

- U. [ID 24-742](#) 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 Martinez Architects, LP, for the architectural design services of Fire Station # 5 & Fire Station # 6 for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7818-011 - Professional Services Agreement for design services awarded to Martinez Architects, LP, in the not-to-exceed amount of \$2,071,500.00).

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

- V. [ID 24-744](#) 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 Skanska USA Building Inc, for project management services for the renovation at the Water Works Park for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8245-002 - Professional Services Agreement for project management services awarded to Skanska USA Building Inc, in the not-to-exceed amount of \$167,256.00).

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

- W. [ID 24-745](#) 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 Skanska USA Building Inc, for project management services for the renovation of the Linda McNatt Animal Care and Adoption Center for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8245-003 - Professional Services Agreement for project management services awarded to Skanska USA Building Inc, in the not-to-exceed amount of \$299,360.00).

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

[Exhibit 2 - Ordinance and Contract](#)

- X. [ID 24-746](#) 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 Daikin Applied Americas Inc. dba Daikin Applied, for all labor, materials, tools, equipment, and supervision for various City buildings and to assist with service, preventative maintenance, and installation of Daikin equipment in new and existing facilities for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8331 - awarded to Daikin Applied Americas Inc. dba Daikin Applied, 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 \$1,000,000.00).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - Ordinance and Contract](#)

- Y. [ID 24-747](#) 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 Teague Nall and Perkins, Inc., for a Professional Services Agreement for the design of the North Lakes Soccer Complex, Emily Fowler Library, Martin Luther King Recreation Center, and Avondale Park (NEMA) Parking Lots for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8386 - awarded to Teague Nall and Perkins, Inc., Professional Services Agreement for design services awarded to Teague Nall and Perkins, Inc., in the not-to-exceed amount of \$570,800.00).

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

[Exhibit 2 - Evaluation Sheet](#)

[Exhibit 3 - Ordinance and Contract](#)

- Z. [ID 24-748](#) 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 Stuart C. Irby Company, for the supply of electric aluminum swage connectors for the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (IFB 8452 - awarded to Stuart C. Irby Company, for two (2) years, with the option for two (2) additional one (1) year extensions, in the total four (4) year not-to-exceed amount of \$500,000.00).

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

[Exhibit 2 - Bid Tabulation](#)

[Exhibit 3 - Ordinance and Contract](#)

- AA. [ID 24-749](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to approve a pre-qualified professional list of firms to be contracted for real estate acquisition and relocation services for various real property and capital improvement projects within the City of Denton for the Real Estate Department; and providing an effective date (RFQ 8460 - for a three (3) year term).

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

- AB. [ID 24-750](#) 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 GWB Enterprises, LLC dba Clean & Green Car Wash, for vehicle washing and detailing services for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8470 - awarded to GWB Enterprises, LLC dba Clean & Green Car Wash, 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 \$500,000.00).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Pricing Evaluation](#)
 [Exhibit 3 - Ordinance and Contract](#)

- AC. [ID 24-751](#) 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 Bradstreet Construction, LLC dba ForeverLawn Texas, for the removal and replacement of the North Lakes Driving Range tee line turf for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8474 - awarded to Bradstreet Construction, LLC dba ForeverLawn Texas, in the not-to-exceed amount of \$60,000.00).

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

- AD. [ID 24-752](#) 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 Mountjoy Aquatics, LLC, through the Buy Board Cooperative Purchasing Network Contract # 701-23, for repair services and purchase of swimming pool equipment for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 8494 - awarded to Mountjoy Aquatics, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$3,300,000.00).

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

- AE. [ID 24-753](#) 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 University Park, under the Texas Government Code, Section 791.001, to authorize the City of University Park 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 8510 - award an Interlocal Cooperative Purchasing Agreement with the City of University Park).

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

- AF. [ID 24-754](#) 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 Sam's Club, through the Purchasing Association of Cooperative Entities (PACE) Contract Number P00246, for the acquisition of Retail Suppliers Services for various city departments; providing for the expenditure of funds therefor; and providing an effective date (File 8514 - awarded to Sam's Club, in the five (5) year not-to-exceed amount of \$450,000.00).

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

- AG. [ID 24-755](#) 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 FarrWest Environmental Supply, Inc., through the Buy Board Cooperative Purchasing Network Contract # 718-23, for a gas identification system for the Fire Department; providing for the expenditure of funds therefor; and providing an effective date (File 8529 - awarded to FarrWest Environmental Supply, Inc., in the not-to-exceed amount of \$58,800.00).

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

- AH. [ID 24-756](#) 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 Lessek Enterprises, LLC dba Impress Graphics, for printing services for all City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8436 - awarded to Lessek Enterprises, LLC dba Impress Graphics, 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 \$1,250,000.00).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Pricing Evaluation](#)
 [Exhibit 3 - Ordinance and Contract](#)

- AI. [ID 24-757](#) 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 Amazon Services, LLC, through the Omnia Partners Contract Number R-TC-17006, for the procurement of business products and office supplies through an online marketplace for various City of Denton departments, providing for the expenditure of funds therefor; and providing an effective date (File 8497 - awarded to Amazon Services, LLC, in the five (5) year not-to-exceed amount of \$6,000,000.00).

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

6. PUBLIC HEARINGS

- A. [ID 24-657](#) Consider adoption of an ordinance of the City of Denton adopting Standards of Care for recreational care programs administered by Denton's Parks and Recreation department pursuant to Texas Human Resources Code Section 42.041(b)(14); and providing an effective date. The Parks, Recreation, and Beautification Board recommends approval (4-0).

Attachments:[Exhibit 1- Agenda Information Sheet](#)[Exhibit 2- Ordinance](#)[Exhibit 3- City of Denton Parks and Recreation Standards of Care 2024-2025 \(r](#)[Exhibit 4- City of Denton Parks and Recreation Standards of Care 2024-2025 \(c](#)

- B. [DCA24-0002b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code's land occupancy process; amendments include but are not limited to: Table 2.2-A: Summary of Development Review Procedures and Section 2.5: Development Permits and Procedures; 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 7-0 to recommend approval of the request. Motion for approval by Commissioner Villareal and second by Commissioner Smith. (DCA24-0002b, Land Occupancy, Julie Wyatt)

Attachments:[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Staff Analysis](#)[Exhibit 3 - Draft DDC Amendment](#)[Exhibit 4 - Presentation](#)[Exhibit 5 - Draft Ordinance](#)

- C. [Z23-0008b](#) 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 Public Facilities (PF) district to Residential 7 (R7) district on approximately 1.143 acres of land generally located at the southeast intersection of Bonnie Brae Road and Riney Road in the City of Denton, Denton County; 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 [7-0] to recommend approval of the request. Motion for approval was made by Commissioner Smith and seconded by Commissioner Thaggard. (Z23-0008b, Bonnie Brae Rezoning PF to R7, Angie Manglaris).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Applicant Project Narrative](#)
[Exhibit 4 - Site Location Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Existing Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Table of Allowed Uses](#)
[Exhibit 9 - Notification Map](#)
[Exhibit 10 - Draft Ordinance](#)
[Exhibit 11 - Staff Presentation](#)

7. ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED

- A. [ID 24-640](#) Consider adoption of an ordinance of the City of Denton, A Texas Home-Rule Corporation (“City”), amending the City’s Water Conservation and Drought Contingency Plan previously adopted by the City Council in Ordinance No. 19-863 enacted on April 16, 2019, providing an effective date. The Public Utilities Board recommends approval (4-0).

Attachments: [Exhibit 1. Agenda Information Sheet](#)
[Exhibit 2. Presentation](#)
[Exhibit 3. 2024 Draft Water Conservation Plan](#)
[Exhibit 4. Ordinance](#)

- B. [ID 24-668](#) Consider approval of a resolution of the City of Denton, Texas, authorizing and approving the creation of Denton Public Facility Corporation, a public facility corporation, pursuant to Chapter 303 of the Texas Local Government Code; approving the articles of incorporation; approving the initial bylaws for the corporation; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution, Articles of Incorporation, and Bylaws](#)

- C. [ID 24-677](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation (“Denton”) providing for, authorizing, and approving the execution by the City Manager of the Power Purchase Agreement (“PPA”) between Denton and Yellow Viking Development One, LLC (“Yellow Viking”); authorizing the acceptance and approval by the City Manager of the Letter of Credit, or other credit support issued on behalf of Yellow Viking, further securing the obligations of Yellow Viking to Denton for the benefit of Denton; approving the execution of such other and further related documents deemed necessary to effectuate the transactions allowed under this agreement by the City Manager, which are incident to or related to the PPA; finding that that the purchase of capacity and energy made by Denton under the terms of the PPA are in the

public welfare; authorizing the expenditure of funds; determining that specific information contained in documents involved in this transaction pertain to a “Competitive Electric Matter” as set forth under the provisions of §551.086 and §552.133 of the Texas Government Code, as amended; allowing the public to inspect and reproduce the PPA as redacted; and providing an effective date. The Public Utilities Board recommends approval (3-1).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Ordinance](#)

[Exhibit 3 - Redacted Power Purchase Agreement](#)

[Exhibit 4 - Presentation](#)

8. 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 April 12, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE 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.