

**CITY OF DENTON CITY COUNCIL MINUTES**  
**February 11, 2020**

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 11, 2020, at 1:05 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

**PRESENT:** Mayor Chris Watts, Mayor Pro Tem Gerard Hudspeth and Council Members Keely Briggs, Jesse Davis, John Ryan, Deb Armintor, and Paul Meltzer

**ABSENT:** None

Also present were City Manager Todd Hileman and First Assistant City Attorney Larry Collister

**WORK SESSION**

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

None.

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

- Individual Consideration 2.B (ID S19-0012e) - Pulled from consideration at the applicant's request; item to be considered at the February 18<sup>th</sup> meeting. (Watts)
- Consent 1.G (ID 20-372) - Pulled from consideration. (Watts)
- Consent 1.B (ID 20-308) - As requested, staff provided clarification as to what was included in the affordable housing assessment. (Armintor)
- Consent 1.C (ID 20-309) - As requested, staff provided clarification as to cost study. (CM Armintor)

**3. Work Session Reports**

- A. ID 19-2338 Receive a report, hold a discussion, and give staff direction regarding an overview of the Denton County Behavioral Health Leadership Team and its initiatives for comprehensive behavioral health in Denton County.

The item was presented and discussion followed

Following discussion, there was no direction provided as the item was for informational purposes only.

- B. ID 20-273 Receive a report, hold a discussion and provide staff direction regarding the alignment of an east-west Primary Arterial in the southern area of the City.

The item was presented and discussion followed.

The meeting was recessed for a short break at 2:38 p.m. and reconvened at 2:53 p.m.

Following discussion, staff was directed to proceed with the recommended proposal of incorporating into the Mobility Plan Alternative A (Widen Brush Creek Road) as a primary arterial, and Alternative D (Ryan Road to Vintage Blvd.) as a secondary arterial.

- C. ID 20-330 Receive a presentation and hold a discussion regarding the Water and Wastewater Cost of Service and Rate Design Study.

The item was presented and discussion followed.

Following discussion, staff was directed to proceed with the next steps to complete the Cost of Service and Rate Design Study with a final report to be presented to the Public Utilities Board and City Council in June and rate adoption in September.

The meeting was recessed for a short break at 3:23 p.m. and reconvened at 3:26 p.m.

- D. ID 20-005 Receive a report, hold a discussion, and give staff direction on pending City Council requests for:
- (1) Appropriate zoning/land use incentives for developing areas near capped gas wells; and
  - (2) Producing an RFQ for a study on the public health impacts of gas wells.

The item was presented and discussion followed.

Following discussion, results were as follows:

- Item 20-005-1 - Appropriate zoning/land use incentives for developing areas near capped gas wells (Davis)
  - Consensus to discuss at a future work session
- Item 20-005-2 - Producing an RFQ for a study on the public health impacts of gas wells (Briggs)
  - No consensus to discuss at a future work session

The Work Session ended at 3:42 p.m.

### **CLOSED MEETING**

Mayor Watts announced the Closed Meeting would be held after the Special Called Meeting.

**SPECIAL CALLED MEETING**

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Special Called Meeting on Tuesday, February 11, 2020, at 3:42 p.m. in the Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

**PRESENT:** Mayor Chris Watts, Mayor Pro Tem Gerard Hudspeth and Council Members Keely Briggs, Jesse Davis, John Ryan, and Paul Meltzer

**ABSENT:** Council Member Deb Armintor

Also present were City Manager Todd Hileman and First Assistant City Attorney Larry Collister

**1. CONSENT AGENDA**

The consent agenda consisted of Items 1.A-G. During the Work Session held earlier in the day, Item 1.G (ID 20-372) was pulled from consideration by Mayor Watts.

Council Member Briggs moved to adopt the Consent Agenda, now consisting of items 1.A-F. Motion seconded by Council Member Meltzer. Motion carried.

**AYES (6):** Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

**NAYS (0):** None

**ABSENT (1):** Council Member Armintor

- A. ID 20-120 Consider adoption of an ordinance of the City of Denton authorizing a service agreement between the City of Denton and Friends with Benefits; authorizing the City Manager, or his designee, to execute said agreement; providing for the expenditure of council contingency funds in an amount not to exceed two hundred dollars (\$200); and providing for an effective date.

**ASSIGNED ORDINANCE NO. 20-120**

- B. ID 20-308 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 Reinvestment Fund, Inc., for an affordable housing assessment for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7155 - awarded to Reinvestment Fund, Inc., in the not-to-exceed amount of \$99,959).

**ASSIGNED ORDINANCE NO. 20-308**

- C. ID 20-309 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an agreement with Stryker Sales Corporation through the National Association of State Procurement Officials (NASPO) Number # OK-SW-300, for the purchase of Mechanical Chest Compression Devices and

LifePak Items for the City of Denton Fire Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7171 - award an agreement with Stryker Sales Corporation, in the not-to-exceed amount of \$200,000).

**ASSIGNED ORDINANCE NO. 20-309**

- D. ID 20-311 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or his designee, to utilize a contract through the City of Grand Prairie Contract Number 6471 R1, for pavement marking services; providing the expenditure of funds therefor; and providing an effective date (File 7283 - awarded to Stripe-A-Zone, Inc., in the not-to-exceed amount of \$500,000).

**ASSIGNED ORDINANCE NO. 20-311**

- E. ID 20-354 Consider approval of a resolution revising the City of Denton Employee Ethics Policy, reference number 10.00, within the City of Denton Personnel Policies and Procedures; and providing an effective date.

**ASSIGNED ORDINANCE NO. 20-354**

- F. ID 20-353 Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or his designee, to execute and deliver an Advance Funding Agreement for Congestion Mitigation and Air Quality (CMAQ) Improvement Program Project and a Surface Transportation Block Grant (STBG) Program Project, between the City of Denton and the Texas Department of Transportation, for the Bonnie Brae Widening and Improvements Phase 6 Project as specified in the agreement; authorizing the expenditure of funds thereof; and providing an effective date.

**ASSIGNED ORDINANCE NO. 20-353**

**ITEM PULLED FROM CONSIDERATION**

- G. ID 20-372 Consider adoption of an ordinance of the City of Denton, Texas granting Northstar Builders Group a noise exception to perform construction work on the Denton High School outside of the authorized work hours, set forth in Section 17-20 of the Code of Ordinances, one time during each of the following weeks: February 17, March 24, April 13, and May 4, 2020 (weather permitting) from 4:00 a.m. to 8:30 p.m., on property located at 3001 Bronco Way; and providing an effective date.

**NOT CONSIDERED**

As announced earlier during the Work Session, the item was pulled from consideration by Mayor Watts.

## **2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 20-347 Consider adoption of an ordinance of the City of Denton prohibiting on-street parking on the south side of East Windsor Drive from Glenwood Lane to Hanover Drive between 7 AM and 4 PM; providing a repealer clause; providing a savings clause; providing for a penalty not to exceed \$500 for violations of this ordinance; providing that violations of this ordinance shall be governed by Chapter 18 of the Code of Ordinances of the City of Denton; and providing for an effective date. Traffic Safety Commission recommends 5-0.

### **ASSIGNED ORDINANCE NO. 20-347**

Council Member Davis had a conflict of interest on the item and left Work Session Room.

The presentation was made and discussion followed.

Council Member Briggs moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.

AYES (5): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Ryan, and Meltzer

NAYS (0): None

ABSTAIN (1): Council Member Davis

ABSENT (1): Council Member Armintor

- B. S19-0012e Consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a multi-family dwelling use on an approximately 15.34 acres of land, generally located on the northwest corner of Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability; and establishing an effective date. The Planning and Zoning Commission recommended denial (4-3). THIS ITEM WAS POSTPONED AT THE FEBRUARY 4, 2020 CITY COUNCIL MEETING. (S19-0012d, Denton Grove Apartments, Julie Wyatt)

### **NOT CONSIDERED ; POSTPONED**

The item was not presented or discussed.

Council Member Meltzer moved to postpone the item to the February 18<sup>th</sup> meeting as requested by the applicant. Motion seconded by Council Member Ryan. Motion carried.

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

NAYS (0): None

ABSENT (1): Council Member Armintor

- C. ID 20-169 Consider approval of a resolution of the City of Denton amending the acceptance of Sponsorships and Donations Policy; providing a repealer; and declaring an effective date.  
**ASSIGNED RESOLUTION NO. 20-169**

The presentation was made and discussion followed.

Mayor Pro Tem Hudspeth moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

NAYS (0): None

ABSENT (1): Council Member Armintor

- D. ID 20-240 Consider adoption of an ordinance of the City of Denton amending Chapter 3, titled "Airports," of the code of ordinances of the City of Denton regarding Airport Governance; adopting Airport Rules and Regulations and Airport Minimum Operating Standards as Guiding Documents; providing a repealer clause; providing for penalties; providing for codification; providing a severability clause; and providing an effective date. Council Airport Committee recommends approval (2-0).

**ASSIGNED ORDINANCE NO. 20-240**

The presentation was made and discussion followed.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

NAYS (0): None

ABSENT (1): Council Member Armintor

- E. ID 20-390 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 1 to the contract between the City of Denton and Quality Excavation, LLC, for the Hinkle and Windsor Paving and Drainage Project (Magnolia PH II); providing for the expenditure of funds therefor; and providing an effective date (IFB 6902 - Change Order No. 1 in the not-to-exceed amount of \$518,744.21 for a total contract award aggregated to \$6,746,003.21). The Public Utilities Board recommends approval (7 - 0).

**ASSIGNED ORDINANCE NO. 20-390**

The presentation was made and discussion followed.

Council Member Meltzer moved to approve the item as presented. Motion seconded by Mayor Pro Tem Hudspeth. Motion carried.

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

NAYS (0): None

ABSENT (1): Council Member Armintor

- F. ID 20-256 Consider nominations/appointments to the City's Boards, Commissions, and Committees:

The item was not presented or discussed.

Council Member Ryan moved to appoint the following as noted below:

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	MEMBER FIRST NAME	MEMBER LAST NAME	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Library Board	4	Ryan	Jim	Owen	UNEXPIRED September 1, 2018 through August 31, 2020	NEW

Motion seconded by Council Member Meltzer. Motion carried.

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, and Meltzer

NAYS (0): None

ABSENT (1): Council Member Armintor

### **3. CONCLUDING ITEMS**

Council Members expressed items of interest.

The Special Called Meeting ended at 4:47 p.m.


### **CLOSED MEETING**

1. The City Council convened into a Closed Meeting at 4:47 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows.
  - A. ID 20-409 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, duties, discipline, procedures, and contracts of the City Auditor.

**DELIBERATED**

The Closed Meeting started at 4:47 p.m. and ended at 6:00 p.m. No votes or actions were taken during the Closed Meeting.

With no further business, the meeting was adjourned at 6:01 p.m.



CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS



ZOLAINA R. PARKER  
DEPUTY CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: February 25, 2020