



# 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 7, 2020**

**5:00 PM**

**Work Session Room**

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**CLOSED MEETING BEGINS AT 5:00 P.M.**

**WORK SESSION BEGINS AT 6:00 P.M. IN THE WORK SESSION ROOM**

**REGULAR MEETING BEGINS AT 6:30 P.M. IN THE WORK SESSION ROOM**

Note: Mayor Chris Watts, Mayor Pro Tem Gerard Hudspeth, and Council Members Keely Briggs, Jesse Davis, John Ryan, Deb Armintor and Paul Meltzer will be participating in the closed meeting, work session, and regular meeting via video/teleconference.

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

Due to COVID-19 precautions, members of the public will not be able to attend the Tuesday, April 7, City Council meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item):

- Virtual “White Card” – On the afternoon of Friday, April 3, the agenda was posted online at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings). Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition, and submit a brief comment about a specific agenda item. Similar to when a citizen submits a physical white card to indicate their position on the item, these comment forms will be sent directly to City Council members and recorded by the City Secretary. The Mayor will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments may be submitted up until the start of the meeting, which begins at 6:30 p.m. Online comments received after 6:30 p.m. will not be delivered to the City Council nor entered into the public record.

OR

- BY PHONE – Citizens wishing to speak to the Council on an agenda item over the phone, may call (940) 349-7800 up to 30 minutes prior to the meeting, which begins at 6:30 p.m. When the call is initially received, a staff member will receive the caller’s information and either: 1) offer to call the citizen back when it is time for them to speak on their requested item, or 2) record the caller’s information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Mayor will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Closed Meeting on Tuesday, April 7, 2020, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas to consider specific item(s) when these item(s) are listed below under the Closed Meeting section of this agenda:

**1. Closed Meeting:**

- A. [ID 20-767](#) Consultation with Attorneys - Under Texas Government Code, Section 551.071; Deliberations regarding Economic Development Negotiations - Under Texas Government Code Section 551.087; Deliberations regarding Real Property - Under Texas Government Code Section 551.072.

Consultation with the City's attorneys regarding legal issues associated with (i) the project agreements, master planned community ordinances, and other related agreements, documents, and ordinances for both Hunter Ranch and Cole Ranch projects, (ii) operating agreements, consent resolutions, and other agreements, documents, and ordinances related to the municipal management districts associated with both Hunter Ranch and Cole Ranch projects and the operation of the same, (iv) economic development incentives potentially offered related to both Hunter Ranch and Cole Ranch projects, and (v) the Pilot Knob conservation easement for Hunter Ranch project 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; consultation with staff regarding these matters and financial or other incentives for both Hunter Ranch and Cole Ranch projects, a business prospect which the City Council seeks to have locate, stay, or expand in or near the territory of the City, and with which the City Council is conducting economic development negotiations; consultation with staff regarding potential real property interests to be conveyed to the City which are located within both Hunter Ranch and Cole Ranch where the deliberations of same in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

- B. [ID 20-810](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the appointment, employment, and duties of the City Auditor and Municipal Judge.

C. Adjournment of the Closed Meeting

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.

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 7, 2020, at 6:00 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 Consent Agenda Items only. Each speaker will be given a total of three (3) minutes to address any items he/she wishes that are listed on the Consent Agenda. A Request to Speak Card should be completed and returned to the City Secretary before Council considers this item.

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

### **3. Work Session Reports**

- A. [ID 20-820](#) Receive a report, hold a discussion, and give staff direction regarding a resolution to petition the Governor for a Special Election date for the purpose of electing Council Members to Places 5 and 6, a Mayor to Place 7, and to fill vacancies in Districts 1 and 2 for the unexpired term ending May 2021, to move the election from the uniform date of November 3, 2020 to an earlier date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet.pdf](#)  
                                 [Exhibit 2 - Proposed Resolution.pdf](#)  
                                 [Exhibit 3 - Presentation](#)

**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.

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**REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL AT 6:30 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:**

### **1. PRESENTATIONS/COMMENTS 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.

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 via email or telephone as specified 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 policy; 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.

## **2. CONSENT AGENDA**

Each of these items is recommended by Staff and approval thereof will be strictly on the basis of the Staff 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.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – V). 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 20-237](#) 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 CivicPlus, LLC, for continued support of the CivicRec Software used for the Parks and Recreation Department, which is the sole provider of this software, 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; and providing an effective date (File 7255 - awarded to CivicPlus, LLC, in the five (5) year not-to-exceed amount of \$250,000).

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

[Exhibit 2 - LLC Members](#)

[Exhibit 3 - Ordinance and Contract](#)

- B. [ID 20-269](#) Consider adoption of the master ordinance of the City of Denton, Texas establishing the extendable commercial paper financing program and authorizing extendable commercial paper notes, series A and providing an effective date
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Issuing and Paying Agent Agreement](#)  
[Exhibit 3 - Dealer Agreement](#)  
[Exhibit 4 - Offering Memorandum](#)  
[Exhibit 5 - Master Ordinance](#)  
[Exhibit 6 - Presentation From March 3, 2020 Work Session](#)
- C. [ID 20-803](#) Consider adoption of an ordinance considering all matters incident and related to the issuance, sale and delivery of up to \$100,000,000 in principal amount of "City of Denton General Obligation Refunding Bonds"; authorizing the issuance of the Bonds; delegating the authority to certain City officials to execute certain documents relating to the sale of the Bonds; approving and authorizing instruments and procedures relating to said Bonds; enacting other provisions relating to the subject; and providing an effective date
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - General Obligation Refunding Bond Ordinance](#)
- D. [ID 20-476](#) Consider adoption of an ordinance of the City of Denton amending Chapter 26 of the Code of Ordinances to add Sections 26-14 through 26-22 establishing an Identity Theft Prevention Program; and providing a severability clause and an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance](#)  
[Exhibit 3 - Program Addendum - Red Flag](#)
- E. [ID 20-695](#) 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 Credit Systems International Inc., for Collection Services for unpaid Utilities, Miscellaneous Account Receivables, Fire/EMS and Code Enforcement owed by customers of Denton Municipal Utilities, Fire Department and City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7243 - awarded to the lowest responsive bidder for each line item: Credit Systems International Inc. in a five (5) year, not-to-exceed amount of the applicable percentage of fees collected as provided in the contract).
- Attachments: [Exhibit 1 - Agenda Information Sheet - Credit - CC](#)  
[Exhibit 2 - Pricing Evaluation](#)  
[Exhibit 3 - Ordinance and Contract](#)
- F. [ID 20-696](#) 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 Linebarger, Goggan, Blair, and Sampson, LLP., for collection services Municipal Court fines owed by customers of the City Of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7243 - awarded to the lowest responsive bidder for

each line item: Linebarger, Goggan, Blair, and Sampson, LLP, for a five (5) year term, in not-to-exceed amount 30% of fees collected).

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

- G.    [ID 20-712](#)     Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or his designee, to execute and receive a funding agreement between the City of Denton and the North Central Texas Council of Governments, for the 511DFW/WAZE Data Sharing Program; and providing an effective date.

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

- H.    [ID 20-715](#)     Consider adoption of an ordinance of the City of Denton, authorizing the city manager to execute a funding agreement between the city and Fair Oaks of Denton Incorporated to provide Home Investment Partnership Program funds for public improvements of Fair Oaks senior complex costs for the purchase and installation 25 HVAC units of a community village in Denton, Texas; authorizing the expenditure of funds not to exceed \$105,338.00; and providing an effective date.

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

- I.    [ID 20-716](#)     Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Advance Funding Agreement in the amount of \$3,000,000.00 by and between the State of Texas, acting through the Texas Department of Transportation (TxDOT) and the City of Denton, regarding the second payment for water and wastewater improvements associated with the US 377 (Ft Worth Drive) roadway widening project, located between IH35E to South of FM1830 within the City of Denton; authorizing the expenditure of funds therefor; and providing an effective date.

Attachments:     [Exhibit 1 AIS.pdf](#)  
                             [Exhibit 2 ORD & TxDOT AFA.pdf](#)  
                             [Exhibit 3 Presentation.pdf](#)

- J.    [ID 20-725](#)     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 Customs Landscapes, Inc., dba Classic Landscapes and Maintenance, as the primary contractor, Joiner Septics LLC, as the secondary contractor, and 19 Rozez LLC, as the tertiary contractor for Landscape and Sod Replacement Services for various City departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 7190 - awarded to Customs Landscapes, Inc., dba Classic Landscapes and Maintenance - primary, Joiner Septics LLC - secondary, and 19 Rozez LLC - tertiary, in the three (3) year, not-to-exceed amount of \$865,050).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - LLC Members](#)

[Exhibit 4 - Ordinance and Contracts](#)

- K.    [ID 20-726](#)      Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, for approval of a pre-qualified artist list for Economic Development, for various public art projects within the City of Denton, regarding different styles and types of art work. Providing an effective date (RFQ 7265 - for a two (2) year term).

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

[Exhibit 2 - Evaluation Sheet](#)

[Exhibit 3 - Ordinance](#)

- L.    [ID 20-746](#)      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 Service Agreement between the City of Denton and Freese & Nichols, Inc., amending the contract approved by City Council on July 16, 2019, in the not-to-exceed amount of \$106,750; said first amendment to provide preparations of an Emergency Response Plan in compliance with the America's Water Infrastructure Act (AWIA) of 2018; providing for the expenditure of funds therefore; and an effective date (File 6590-061 - providing for an additional first amendment expenditure amount not-to-exceed \$76,000, with the total contract amount not-to-exceed \$182,750).

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

[Exhibit 2 - Original Ordinance and Contract](#)

[Exhibit 3 - Ordinance and Amendment 1](#)

- M.    [ID 20-747](#)      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 The Wilson Group Inc., for the replacement of the windows at City Hall West located at 221 North Elm Street; providing for the expenditure of funds therefor; and providing an effective date (RFP 7175 - awarded to The Wilson Group, Inc., in the not-to-exceed amount of \$335,565).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - Ordinance and Contract](#)

- N.    [ID 20-752](#)      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 Cowtown Bus Charters Inc., for charter bus transportation of recreation program trips offered through Parks and Recreation; providing for the expenditure of funds therefor; and providing an effective date (RFP 7197 - awarded to Cowtown Bus Charters 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 \$150,000).

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

- O.    [ID 20-754](#)      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 Stuart C. Irby Company, for the supply of Electric Utility Distribution Capacitor Bank Assemblies for the City of Denton Distribution Center; providing for the expenditure of funds therefor; and providing an effective date (RFP 7097 - awarded to Stuart C. Irby Company, in the five (5) year not-to-exceed amount of \$830,000).

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

- P.    [ID 20-755](#)      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 Professional Services Agreement between the City of Denton and Pape-Dawson Engineers, LLC, amending the contract approved by City Council on July 17, 2018, in the not-to-exceed amount of \$607,550, amended by Amendment 1 approved by Purchasing Staff in the not-to-exceed amount of \$638,050; said second amendment to provide for professional services related to the 2019 Street Reconstruction Project to reconstruct the roadways, replace damaged curb and gutter, analysis of two drainage areas, and inventory the sidewalks along roadways and to provide construction services such as review of submittal, Requests for Information, Change Order, etc.; providing for the expenditure of funds therefor; and providing an effective date (File 6590-006 - providing for an additional amendment expenditure amount not-to-exceed \$36,000, with the total contract amount not-to-exceed \$674,050).

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

- Q.    [ID 20-756](#)      Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Interlocal Agreement with Denton County, under the Government Code, Chapter 791.001, to authorize consolidated communication systems for Public Safety; authorizing the expenditure of funds therefor; and declaring an effective date (File 7278 - award an Interlocal Agreement with Denton County).

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

- R.    [ID 20-758](#)      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 Fort Worth, for repair services of Komatsu heavy equipment for the City of Denton Fleet Services Department, as awarded by the City of Fort Worth RFP #17-0362; providing the expenditure of funds therefor; and providing an effective date (File 7298 - awarded to Kirby-Smith Machinery, Inc., in the not-to-exceed amount of \$450,000).

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

- S.    [ID 20-759](#)      Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager, or his designee, to execute a contract with Cues, Inc., through the Buy Board Cooperative Purchasing Network Contract # 593-19, to purchase a spider manhole inspection camera along with additional parts and labor cost associated with the system for the Operations Planning Department of the Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (File 7329 - awarded to Cues, Inc., for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$150,000).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Quote](#)  
                                 [Exhibit 3 - Manhole Camera Inspection Comparison](#)  
                                 [Exhibit 4 - Ordinance](#)

- T.    [ID 20-777](#)      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 BRCT, LLC, dba Black Rock Construction, for the construction of the Rayzor South Bore project for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7272 - awarded to BRCT, LLC, dba Black Rock Construction, in the not-to-exceed amount of \$162,435).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Pricing Evaluation](#)  
                                 [Exhibit 3 - Project Location Map](#)  
                                 [Exhibit 4 - LLC Members](#)  
                                 [Exhibit 5 - Ordinance and Contract](#)

- U.    [ID 20-778](#)      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 Armely, LLC, for the purchase of consulting services, data warehousing, data visualization, training, maintenance and support; providing for the expenditure of funds therefor; and providing an effective date (RFP 7186 - awarded to Armely, LLC, for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$980,700).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - LLC Members](#)

[Exhibit 4 - Ordinance and Contract](#)

- V.    [ID 20-779](#)      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 Resolved Energy Consulting, LLC, for the supply of Energy Management Office (EMO) Regulatory Advisement Services for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7238 - awarded to Resolved Energy Consulting, LLC, in the three (3) year not-to-exceed amount of \$415,680).

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

[Exhibit 2 - Evaluation Sheet](#)

[Exhibit 3 - LLC Members](#)

[Exhibit 4 - Ordinance and Contract](#)

### **3. PUBLIC HEARINGS**

- A.    [S19-0015c](#)      Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow a 150-foot monopole tower on approximately 4.37 acres of land located at 3401 Barcelona Street 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. THIS PUBLIC HEARING HAS BEEN POSTPONED PENDING A PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION. (S19-0015, Speed of Light Broadband, Cindy Jackson)

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

- B.    [PD19-0005b](#)      Hold a public hearing and consider adoption of an ordinance of the City of Denton regarding a change in the zoning district and use classification of 10.91-acres from Planned Development-MR (PD-MR) zoning district and use classification and 1.51-acres from Mixed Use Neighborhood (MN) zoning district and use classification to a Planned Development (PD) zoning district on approximately 12.42-acres of land generally located on the southwest side of the intersection of the Southbound I-35E Service Road and Buc-ee's Boulevard, 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. THIS PUBLIC HEARING HAS BEEN POSTPONED PENDING A PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION. (PD19-0005; Buc-ee's Outparcels, Cindy Jackson)

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

- C.    [ID 20-533](#)      Hold a public hearing and 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 (6-0).

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

- D.    [MPC19-0002](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas approving a major amendment to the Hunter Ranch Master Planned Community (MPC) district to supersede, repeal, and replace Ordinance Nos. 2008-286 and 2010-160 on approximately 3,167 acres of land described in Exhibit A, generally located on both sides of I-35W, between Robson Ranch Road and Vintage Boulevard in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof, and providing for severability and an effective date. (MPC19-0002-Hunter Ranch)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Ordinance 2008-286](#)  
                                 [Exhibit 4 - Ordinance 2010-159](#)  
                                 [Exhibit 5 - Ordinance 2010-160](#)  
                                 [Exhibit 6 - Draft Ordinance](#)  
                                 [Exhibit 7 - Ordinance Exhibit A](#)  
                                 [Exhibit 8 - Ordinance Exhibit B - rev](#)  
                                 [Exhibit 9 - Ordinance Exhibit C](#)  
                                 [Exhibit 10 - Ordinance Exhibit D](#)  
                                 [Exhibit 11 - Ordinance Exhibit E](#)  
                                 [Exhibit 12 - Ordinance Exhibit F](#)  
                                 [Exhibit 13 - Ordinance Exhibit G](#)  
                                 [Exhibit 14 - Clarification items approved by PZC](#)  
                                 [Exhibit 15 - Current Development Plan](#)  
                                 [Exhibit 16 - Transportation Study](#)  
                                 [Exhibit 17 - Water Wastewater Study](#)  
                                 [Exhibit 18 - Facilities Study](#)  
                                 [Exhibit 19 - Fiscal Impact Analysis Report \(1\)](#)  
                                 [Exhibit 20 - Notification Map and Opposition Letters](#)  
                                 [Exhibit 21 - Presentation](#)  
                                 [Exhibit 22 - Hunter Ranch MPC Redline Updated](#)

- E.    [MPC19-0002](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a change in the zoning district from the Mixed-Use Neighborhood (MN) Zoning District and use classification on approximately 35.66 acres of land to Hunter Ranch Master Planned Community (MPC) Zoning District and use classification and from Planned Development (PD) Zoning District on approximately 2.24 acres of land to Hunter Ranch Master Planned Community (MPC) Zoning district and use

classification, generally located west of I-35W, between Allred Road and Robson Ranch 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 for severability; and establishing an effective date. (MPC19-0002 - Hunter Ranch District Boundary)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Draft Ordinance](#)  
                                 [Exhibit 3 - Ordinance Exhibit A](#)  
                                 [Exhibit 4 - Notification Map and Opposition Letters](#)

- F. [MPC19-0001](#)      Hold a public hearing and consider adoption of an Ordinance of the City of Denton, Texas approving a major amendment to the Cole Ranch Master Planned Community (MPC) district to supersede, repeal, and replace Ordinance no. 2008-030 on approximately 3,169.4 acres of land described on Exhibit A, generally located west of Interstate 35 West, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, bounded on the eastern side by John Payne Road south of FM 2449 and Underwood Road north of FM 2449; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof, and providing for severability and an effective date. (MPC19-0001 - Cole Ranch)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Ordinance 2008-030](#)  
                                 [Exhibit 4 - Draft Ordinance](#)  
                                 [Exhibit 5 - Ordinance Exhibit A](#)  
                                 [Exhibit 6 - Ordinance Exhibit B - rev.](#)  
                                 [Exhibit 7 - Ordinance Exhibit C](#)  
                                 [Exhibit 8 - Ordinance Exhibit D](#)  
                                 [Exhibit 9 - Ordinance Exhibit E](#)  
                                 [Exhibit 10 - Ordinance Exhibit F](#)  
                                 [Exhibit 11 - Clarification items approved by PZC](#)  
                                 [Exhibit 12 - Current Development Plan Map](#)  
                                 [Exhibit 13 - Transportation Study](#)  
                                 [Exhibit 14 - Water Wastewater Study](#)  
                                 [Exhibit 15 - Facilities Study](#)  
                                 [Exhibit 16 - Fiscal Impact Analysis Report \(1\)](#)  
                                 [Exhibit 17 - Notification Map](#)  
                                 [Exhibit 18 - Presentation](#)  
                                 [Exhibit 19 - Cole Ranch MPC Redline Updated](#)

#### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ID 20-761](#)      Consider adoption of an ordinance of the City of Denton authorizing the execution of an

operating agreement with “Cole Ranch Improvement District No. 1 of Denton County, Texas”, relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Cole Ranch Improvement District No. 1 of Denton County, Texas” and other related matters; and providing an effective date

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance and Agreement](#)  
                                 [Exhibit 3 - Fiscal Impact Analysis Report](#)  
                                 [Exhibit 4 - FIA Stress Scenario Memorandum](#)  
                                 [Exhibit 5 - Water and Wastewater Hydraulic Analysis](#)  
                                 [Exhibit 6 - Travel Demand Model Report](#)  
                                 [Exhibit 7 - Facilities Study](#)

- B.**    [ID 20-760](#)      Consider adoption of an ordinance of the City of Denton authorizing the execution of a project agreement with SLF II Cole Property, L.P. relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Cole Ranch Improvement District No. 1 of Denton County, Texas” and other related matters; and providing an effective date (Contract #7331)

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

- C.**    [ID 20-762](#)      Consider approval of a resolution of the City of Denton, Texas, consenting to the creation of “Cole Ranch Improvement District No. 1 of Denton County, Texas” and the inclusion of land therein; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Consent Resolution](#)

- D.**    [ID 20-763](#)      Consider adoption of an ordinance of the City of Denton authorizing the execution of an operating agreement with “Hunter Ranch Improvement District No. 1 of Denton County, Texas”, relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Hunter Ranch Improvement District No. 1 of Denton County, Texas” and other related matters; and providing an effective date

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance and Agreement](#)  
                                 [Exhibit 3 - Fiscal Impact Analysis Report](#)  
                                 [Exhibit 4 - FIA Stress Scenario Memorandum](#)  
                                 [Exhibit 5 - Water and Wastewater Hydraulic Analysis](#)  
                                 [Exhibit 6 - Travel Demand Model Report](#)  
                                 [Exhibit 7 - Facilities Study](#)

- E.**    [ID 20-764](#)      Consider adoption of an ordinance of the City of Denton authorizing the execution of a project agreement with Petrus Investment, L.P. relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Hunter Ranch Improvement District No. 1 of Denton County, Texas” and other related

matters; and providing an effective date (Contract #7330).

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

- F. [ID 20-765](#)      Consider approval of a resolution of the City of Denton, Texas, consenting to the creation of “Hunter Ranch Improvement District No. 1 of Denton County, Texas” and the inclusion of land therein; and providing an effective date.

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

- G. [ID 20-781](#)      Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the acceptance of a conservation easement from Petrus Investment, L.P., a Texas Limited Partnership; and providing an effective date.

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

## **5. 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 bulletin board at the City Hall of the City of Denton, Texas, on the 3rd day of April, 2020 at \_\_\_\_\_

\_\_\_\_\_  
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.