

## CITY OF DENTON CITY COUNCIL MINUTES

June 16, 2020

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Closed Meeting on Tuesday, June 16, 2020, at 2:03 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as indicated below.

**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 City Attorney Aaron Leal

**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 under the provisions allowed by the Texas Government Code Section 551.127.**

Council Member Briggs, as the City's representative on the National League of Cities, advised she would be attending the NLC Summer Meeting, also being held this day. As a result, she would be missing part of the work session, possibly the regular meeting.

Mayor Watts advised Work Session 3.A (ID 20-965) would be included under the Closed Meeting deliberations pursuant to the Texas Government Code, Section 551.071 - Consultation with Attorneys. Item B (ID 20-1156) was not deliberated.

### **CLOSED MEETING**

- A. ID 20-998 Deliberation 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 a presentation from staff regarding public power competitive and financial matters pertaining to the purchase of renewable energy. Discuss and deliberate (i) strategies and opportunities to revise current renewable energy supply strategies, and (ii) amending existing, and considering new, power purchase agreements. Consultation with the City's attorneys regarding legal issues associated with the strategies and agreements described above where discussions of these legal matters in an open meeting would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

**DELIBERATED**

### Work Session

- 1.A. ID 20-965 Receive a report, hold a discussion, and give staff direction regarding an update on the Council-directed milestones at the Green Tree Estates subdivision. (Consultation with Attorneys- Under Texas Government Code Section 551.071)

**DELIBERATED**

- B. ID 20-1156 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential acquisition of real property interests located at 909 North Loop 288, in the City of Denton, Denton County, Texas, where the deliberation of same in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Consultation with the City's attorneys regarding legal issues associated with the potential acquisition of the real property interests described above 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, or would jeopardize the City's legal position in negotiations or potential litigation.

**NOT DELIBERATED; RESCHEDULED TO JUNE 23**

The Closed Meeting started at 2:04 p.m. and ended at 2:43 p.m. No votes or actions were taken during the Closed Meeting.

Mayor Watts reopened the Closed Meeting at 3:07 p.m. and ended at 3:08 p.m. No votes or actions were taken during the Closed Meeting.

### **WORK SESSION**

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, June 16, 2020, at 3:18 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 City Attorney Aaron Leal

**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 under the provisions allowed by the Texas Government Code Section 551.127.**

**The posted agenda noted the registration process for public participation at this virtual meeting. While citizen commentary received via the online registration process is not read, each member of the City Council received each registration as it was submitted.**

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

None.

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

- Consent Item 4.B (ID-20-974) - Pulled for Individual Consideration. (Meltzer)
- Consent Item 4.F (ID-20-1061) - As requested, Staff clarified as to retaining wall, costs, and safety concerns. (Arminton)
- Consent Item 4.J (ID-20-1065) - As requested, Staff clarified this could not be completed internally due to the size and scope of the project and cost of proposed park facility. (Briggs)
- Consent Item 4.J (ID-20-1065) - As requested, Staff clarified the category of the bond it falls under as the Parks Board Master Plan and the allotted amount and how it could be developed/used. (Arminton)
- Consent Item 4.K (ID-20-1066) - As requested, Staff clarified as to local consideration for printing services and labor costs. (Briggs) (Arminton)
- Consent Item 4.M (ID-20-1105) - Pulled for Individual Consideration. (Meltzer)

**3. Work Session Reports**

- A. ID 20-965 Receive a report, hold a discussion, and give staff direction regarding an update on the Council-directed milestones at the Green Tree Estates subdivision.

The item was discussed in the Closed Meeting held earlier the day pursuant to Consultation with Attorneys- Under Texas Government Code Section 551.071.

Translation services were provided by Mr. Jose Palacios with Translation and Interpretation Network.

The item was presented and discussion followed.

Mayor Watts advised citizen comments would be permitted pursuant to the letter sent out by staff.

Citizen comments received are noted in Exhibit A.

Following discussion, by City Council consensus, Staff was directed to maintain the provisions in place from last meeting as it pertained to customers who do not transfer accounts into their name and continue providing water until the declaration expired; and provide a graph overlay of those who have paid to include an overlay of owner occupied and renters in the upcoming Friday Report.

The meeting was recessed for a short break at 4:59 p.m. and reconvened at 5:13 p.m.

- B. ID 20-945 Receive a report, hold a discussion, and give staff direction regarding an update to the City of Denton's COVID-19 response.

The item was presented and discussion followed.

Following discussion, by City Council consensus, Staff was directed as follows:

- Parks Department - follow the rules for outside events as set by the State and the rules for inside events as dictated by the Denton County Health Department;
- Library Department - implement timing mechanism for library patrons to keep 25% capacity; and
- City Manager's Office – modify/remove language to state "*recommend stay at home*" as it had carried over from previous orders; all facilities to be managed at a minimum through the end of the year and get information from Denton County Health Department.

The meeting was recessed for a short break at 6:06 p.m. and reconvened at 6:16 p.m.

- C. ID 20-996 Receive a report, hold a discussion, and give staff direction regarding Denton Municipal Electric's solar program and distributed generation rate structure.

The item was presented and discussion followed.

Following discussion, Staff was directed to present a restructured proposal at a future meeting.

The meeting was recessed for a short break at 7:15 p.m. and reconvened at 7:26 p.m.

- D. ID 20-1155 Receive a report, hold a discussion, and give staff direction regarding the potential purchase of real property interests located at 909 North Loop 288, in the City of Denton, Denton County, Texas.

The item was not presented or discussed, and rescheduled to June 23.

- E. ID 20-1067 Receive a report and hold a discussion regarding plugged gas well issues, including risks and public protections from plugged wells, current inspection practices, setback distances in Denton and other area cities, and zoning incentives such as density bonuses that could encourage plugging wells in areas of new development.

The item was not presented or discussed and moved to a future date.

### **REGULAR MEETING**

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, June 16, 2020, at 7:26 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 City Attorney Aaron Leal

**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 under the provisions allowed by the Texas Government Code Section 551.127.**

**The posted agenda noted the registration process for public participation at this virtual meeting. While citizen commentary received via the online registration process is not read, each member of the City Council received each registration as it was submitted.**

#### **1. PLEDGE OF ALLEGIANCE**

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

#### **2. PROCLAMATIONS/PRESENTATIONS**

- A. ID 20-1144 Proclamation: Recognizing Willie Hudspeth - PRESENTED

#### **3. PRESENTATION 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) Receive Scheduled Citizen Reports from Members of the Public

- a. ID 20-1142 Cheryl Schuldenberg regarding Community Composting in Denton: Proposal by Turn - PRESENTED by Lauren Clark representing Cheryl Schuldenberg, 6442 McComis Blvd., Dallas
- b. ID 20-1143 Ann Chastain regarding senior citizen concerns for public safety during demonstrations and what can be done to help citizens retain their ability to go about their business in a safe manner - PRESENTED, Ann Chastain, 912 Coquenny Court.

2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted in Exhibit A.

**4. CONSENT AGENDA**

The Consent Agenda consisted of Items 4.A-N. During the Work Session held earlier in the day, Item 4.A (ID 20-866) was rescheduled to June 23 at the Staff's request; and Items 4.B (ID-20-974) and 4.M (ID-20-1105) were pulled for Individual Consideration by Council Member Meltzer.

Council Member Meltzer moved to adopt the Consent Agenda, now consisting of Items 4.C-L and 4.N. Motion seconded by Council Member Briggs. Motion carried.

AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer

NAYS (0): None

- A. ID 20-866 Consider approval of a resolution of the City of Denton supporting the Michaels Development Company I, LP's 4% housing tax credit application to the Texas Department of Housing and Community Affairs for proposed new construction of Mayhill Road Apartments in Denton to provide affordable rental housing; and providing an effective date.  
**NOT CONSIDERED AT STAFF'S REQUEST**
- C. ID 20-1037 Consider approval of the minutes of June 2, 2020 (Regular and Emergency).
- D. ID 20-1058 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 FCx Performance Inc. dba Instrumentation Services, for predictive maintenance testing services for the Water Reclamation Department's treatment plant and lift stations; providing for the expenditure of funds therefor; and providing an effective date (RFP 7300 - awarded to FCx Performance Inc. dba Instrumentation Services, for three (3) years, with the option for two

(2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$118,200). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1058**

- E. ID 20-1059 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 Holt Caterpillar Inc. through the Sourcewell Cooperative Purchasing Contract Number 032119, for the acquisition of one (1) New Caterpillar model D6XE Track Type Dozer for the Solid Waste/Landfill Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7376 - awarded to Holt Caterpillar Inc., in the not-to-exceed amount of \$469,401.38). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1059**

- F. ID 20-1061 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 JDK Associates, Inc., for the installation of a gravity retaining wall in the Brinker Substation; providing for the expenditure of funds therefor; and providing an effective date (RFP 7316 - awarded to JDK Associates, Inc., in the not-to-exceed amount of \$755,296.68). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1061**

- G. ID 20-1062 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 Tymco Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract Number SW04-20, for the acquisition of one (1) Tymco model 600 Regenerative Air Sweeper for the Drainage Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7294 - awarded to Tymco Inc. in the not-to-exceed amount of \$239,185). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1062**

- H. ID 20-1063 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 Rush Truck Centers of Texas LP through the BuyBoard Cooperative Purchasing Network Contract #601-19, for the acquisition of one (1) 2020 Peterbilt model 348 truck chassis with hoist and two (2) emergency generators for the Water Reclamation Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7367 - awarded to Rush Truck Centers of Texas LP, in the not to exceed amount of \$634,703.94). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1063**

- I. ID 20-1064 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 Centricity GIS, for the continuation of the services for utility line locates for the Water Distribution Department, Wastewater Collections, Water Metering, and Denton Municipal Electric Department provided by Texas 811, which is the sole provider of these commodities and services, 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 7336 - awarded to Centricity GIS, in the five (5) year not-to-exceed amount of \$300,000). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1064**

- J. ID 20-1065 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 Teague Nall and Perkins, Inc., for consulting services and to develop a master plan for Southwest Park for City of Denton as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7170 - Professional Services Agreement for consulting services awarded to Teague Nall and Perkins, Inc., in the not-to-exceed amount of \$198,800).

**ASSIGNED ORDINANCE NO. 20-1065**

- K. ID 20-1066 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 DFW Printing Services, LLC, for printing services for resident updates and construction guide printing and mailing for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7317 - awarded to DFW Printing Services, LLC, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$325,000).

**ASSIGNED ORDINANCE NO. 20-1066**

- L. ID 20-1068 Consider adoption an ordinance of the City of Denton, authorizing the City Manager, or his designee, to execute an agreement between Denton Independent School District ("DISD") and the City of Denton to work collaboratively to enable students in DISD to have greater access to Denton Public Library resources through a DISD Student Account at the Denton Public Library; and providing an effective date.

**ASSIGNED ORDINANCE NO. 20-1068**

- N. ID 20-1149 Consider adoption of an ordinance of the City of Denton approving a City co-sponsorship to the Cultural Outreach Committee in an amount not to exceed \$3,310 of in-kind services and resources for the Denton Juneteenth Celebration, which will be held on Saturday, June 20, 2020, from 5:00 p.m. to 10:00 p.m., at Fred Moore Park; and providing an effective date.

**ASSIGNED ORDINANCE NO. 20-1149**



**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

- B. ID 20-974 Consider adoption of an ordinance of the City of Denton authorizing a memorandum of understanding between the City of Denton, Texas, the Emily Fowler Library Foundation, and the Rotary Club of Denton, Texas #1779, for improvements to Quakertown Park; accepting donations of \$40,000 from the Rotary Club of Denton and its members via the Emily Fowler Library Foundation and \$15,000 from the Emily Fowler Library Foundation for improvements to the Quakertown Park; approving a plan for improvement of Quakertown Park and authorizing expenditures in furtherance of the plan; providing for an effective date.

**ASSIGNED ORDINANCE NO. 20-974**

*Pulled for Individual Consideration by Council Member Meltzer.*

Council Member Meltzer had a conflict of interest on the item and was removed from the video conference for this item, thereby not participating on consideration of the item.

The item was not presented or discussed.

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

Mayor Pro Tem Hudspeth moved to adopt 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 Armintor

NAYS (0): None

ABSTAIN (1): Council Member Meltzer

- M. ID 20-1105 Consider approval of a resolution of the City of Denton adopting an Integrated Pest Management Plan as policy for city-owned property; and declaring an effective date.

**ASSIGNED RESOLUTION NO. 20-1105**

*Pulled for Individual Consideration by Council Member Meltzer.*

The item was presented and discussion followed.

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

Following discussion, Council Member Davis moved to adopt the item as presented. 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 (1): Council Member Armintor

**5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 20-1145 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, confirming the effective period of the declared state of local disaster; superseding and replacing the Fifth Order of Council of the City of Denton issued May 29, 2020 approved by Ordinance 20-980; confirming and authorizing the expenditure of funds; providing a repealer clause; and providing an effective date.

The item was not presented or discussed and rescheduled to June 23.

- B. ID 20-1129 Consider approval of a resolution of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the Mayor to sign a Letter of Protest, pursuant to 43 C.F.R. section 3120.1-3, regarding the proposed auction by the Bureau of Land Management ("BLM") of Parcel TX-2020-08-6679 comprising 71.5 acres in and adjacent to Lewisville Lake, Denton County, Texas for purposes of oil and gas development; and, providing an effective date.

**ASSIGNED RESOLUTION NO. 20-1129**

The item was presented and discussion followed.

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

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

AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer

NAYS (0): None

- C. ID 20-1140 Consider approval of a resolution of the City Council of the City of Denton to appoint a director to the Board of Directors of the Cole Ranch Improvement District No. 1 of Denton County, Texas; and providing an effective date.

**ASSIGNED RESOLUTION NO. 20-1140**

The item was presented and discussion followed.

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

Following discussion, Council Member Meltzer nominated Karen DeVinney. City Attorney Leal stated a second to the nomination was not needed. Nomination failed.

AYES (3): Council Members Briggs, Armintor, and Meltzer

NAYS (4): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Davis and Ryan

Mayor Pro Tem Hudspeth nominated Michael Bradshaw. City Attorney Leal stated a second to the nomination was not needed. Nomination carried.

AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer  
NAYS (0): None

The meeting was recessed for a short break 8:55 p.m. and reconvened at 8:59 p.m.

- D. ID 20-916 Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$27,250,000 in principal amount of Certificates of Obligation of the City of Denton for General Government projects; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 20-916**

Council Member Briggs had a conflict of interest on the item and was removed from the video conference for this item, thereby not participating on consideration of the item.

The item was presented and discussion followed.

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

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

AYES (6): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Davis, Ryan, Armintor, and Meltzer  
NAYS (0): None  
ABSTAIN (1): Council Member Briggs

- E. ID 20-917 Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$37,120,000 in principal amount of Certificates of Obligation of the City of Denton for Wastewater System and Electric System projects; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 20-916**

The item was presented and discussion followed.

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

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

AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer  
NAYS (0): None

- F. ID 20-1141 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 JDK Associates, Inc., for the installation of a gravity retaining wall in the Brinker Substation; providing for the expenditure of funds therefor; and providing an effective date (RFP 7316 - awarded to JDK Associates, Inc., in the not-to-exceed amount of \$755,296.68). The Public Utilities Board recommends approval (6 - 0).

**ASSIGNED ORDINANCE NO. 20-1141**

The item was presented and discussion followed.

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

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

AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer

NAYS (0): None

- G. ID 20-1157 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a Second Amendment to the Contract for Sale, between the City, as Buyer, and Saratan Corporation I, Inc., a Texas Corporation, as Seller, regarding the purchase of 909 N. Loop 288, Denton, Denton County, Texas, pursuant to the terms thereof; Authorizing the additional expenditure of \$150,000.00 in repair/remediation expenses related to the transaction; and providing an effective date.

The item was not considered and rescheduled to June 23.

- H. ID 20-1158 Consider adoption of an ordinance of the City of Denton terminating the Contract for Sale, including subsequent amendments, between the City, as Buyer, and Saratan Corporation I, Inc., a Texas corporation, as Seller, regarding the purchase of 909 N. Loop 288, Denton, Denton County, Texas, pursuant to the terms thereof; and providing an effective date.

The item was not considered and rescheduled to June 23.

**6. PUBLIC HEARINGS**

- A. ID 20-994 Hold a public hearing inviting citizens to comment on the 2020-2022 Consolidated Plan for Housing and Community Development and 2020 Action Plan.

The item was presented and discussion followed.

The public hearing was opened; and with no online registrations or call-ins on the item, the public hearing was closed.

No formal action was taken on the item as it was only a public hearing.

- B. PD19-0005d Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification on 11.71-acres from Planned Development-MR (PD-MR) zoning district and use classification to Planned Development (PD) zoning district and on 0.93-acres from Mixed-Use neighborhood (MN) zoning district and use classification to Planned Development (PD) zoning district, 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. The Planning and Zoning Commission recommended approval (6-1) (PD19-0005, Buc-ee's Outparcels, Cindy Jackson)

**ASSIGNED ORDINANCE NO. PD19-0005d**

The public hearing was opened; and with no online registrations or call-ins on the item, the public hearing was closed.

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

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

NAYS (2): Council Member Briggs and Armintor

- C. PD20-0001c Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an initial zoning of Planned Development (PD) District on approximately 131.94 acres and for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres, for a total of approximately 146.14 acres of land generally located south of Allred Road and west of South Bonnie Brae Street and Fort Worth Drive 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. (PD20-0001c, Sagebrook, Hayley Zagurski). STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JULY 21, 2020.

The item was postponed as noted.

- D. CA19-0001b Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an amendment to the Future Land Use Map in the Denton Plan 2030 to change the Future Land Use designation from Business Innovation to Regional Mixed-Use on approximately 98 acres of property, including one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive (Tract 1), 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks Drive (Tract 2), and 24.14 acres located on the south side of Shady Oaks drive (Tract 3), located approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas; adopting an amendment to the Denton Plan 2030; 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 (6-1) to approve the request. (CA19-0001b, Canopy Trails, Julie Wyatt)

**ASSIGNED ORDINANCE NO. CA19-0001b**

The item was presented and discussion followed.

The public hearing was opened; and with no online registrations or call-ins on the item, the public hearing was closed.

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

AYES (5): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Davis, Ryan, and Armintor

NAYS (2): Council Members Briggs and Meltzer

- E. Z20-0002b 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 Light Industrial (LI) and General Office (GO) to Mixed-Use Regional (MR) on approximately 98 acres, including one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive (Tract 1); 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks Drive (Tract 2), and 24.14 acres located on the south side of Shady Oaks Drive (Tract 3), located approximately 1900 feet west of South Loop 288, 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. The Planning and Zoning Commission voted (6-1) to approve the request. (Z20-0002b, Canopy Trails, Julie Wyatt)

**ASSIGNED ORDINANCE NO. Z20-0002b**

The item was presented and discussion followed.

The public hearing was opened and Citizen comments received are noted in Exhibit A.


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


AYES (4): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Ryan, and Armintor  
NAYS (3): Council Members Briggs, Davis, and Meltzer

7. **CONCLUDING ITEMS**

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 11:02 p.m.

  
\_\_\_\_\_  
CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS

  
\_\_\_\_\_  
ZOLAINA PARKER  
DEPUTY CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: July 21, 2020

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

Name	Last	Address	City	Agenda Item	Position	Method	Comments
John	Holman	3212 Hollycreek Street	Denton	Open Mic	Not Stated	Telephone	Public comment is not being discussed; can't give comment during work sessions. Integrated Pest Management Program has issues if employees need to have their blood tested. Cited various studies with issues from pesticides and children are being poisoned on purpose; content on children has less information than animals; why is industrial sewage sludge being dumped where children play.
Jennifer	Lane	Not Provided	Denton	Open Mic	Not Stated	Telephone	Reviewed solar program and happy to see high number of installations; DME is not defining cost effectively and needs to be re-defined for the DRRP; provided data as to carbon offset. Requesting to increase the use of solar panels and program and open a public hearing to allow for feedback.
Tracy	Owens	4002 Hickory Lane, Lot 8	Denton	Open Mic	Not Stated	Telephone	Regarding Green Tree Estates, can a private delivery provide water services; how a public road considered private; why is name posted if renting; will CIS evict if water is not established; if private water can't be brought in will the City of Denton provide living arrangements if on disability; why can't payment arrangements be established for owners/renters due to COVID issues and layoffs.
Elva	Hernandez	Not Provided	Denton	20-965	Not Stated	Telephone	All requirements have been met, inspections have been conducted and minor issues were found and noted how there were made out to be. Payments have been made for the meter in the quantity of \$6,938.00 per household. Everyone has been able to move forward even with the pandemic. Conversations have been conducted with a plumber who has advised not all homes have all the same distance and more water pressure will be needed for proper and adequate water flow. This does not mean that we have a contract with this plumber at this point and the hope is every detail is taken into account so work can be completed in a clean and safe way without further problems. Every meter will need to be different to accommodate for every house. With much sacrifice everything has been done as requested and we're not waiting until the end of the date to complete. Thanked Council for everything being done.
Beatrice	Martinez	4055 Ash Lane	Denton	20-965	Not Stated	Telephone	Good afternoon to everyone listening, and thank you to the City of Denton and Council for a great job especially to the Department of Development Services who has assisted me with the situation for my home. All my neighbors have been working hard. I have been hard at work and comply with the Code and the required provisions so we can connect to the City. I have paid the quota as required. Thanks for your attention and time.
Tracy	Owens	4002 Hickory Lane, Lot 8	Denton	20-965	Opposition	Online	I'm one of the SLUM at GreenTree Estates I am against everything you are doing to my neighborhood.
Nicole	Yard	4077 Hickory Lane	Denton	20-965	Not Stated	Telephone	Question as to the meter placement and payment being due on July 31 - considering the COVID/Coronavirus pandemic - can payment plans be worked out/considered? Possibly a couple of additional months.
Eric	Pruett	2111 West Wood Drive	Denton	Z20-0002b	Opposition	Telephone	Confused by request and addressed the proposed change in zoning; if a walkable urban center is desired then in support, if not, then that is not what the residents want; does not see how the MR zone enforces the desired vision of the City.

NOTE: Comments for those citizens addressing the City Council are an abbreviated summary.