



City of Denton

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

Meeting Agenda

City Council

Tuesday, May 6, 2025

2:00 PM

Council Work Session Room
&
Council Chambers

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

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

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

REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL

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

Open Microphone:

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

Comments on Agenda Items:

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

Public Hearing Items:

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

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments on consent agenda items, individuals must be present at the Work Session portion of the meeting. To provide in-person comments on individual consideration items, individuals must be present at the Regular or Special Session portion of the meeting. In both instances, individuals must also submit a speaker card (available at the meeting location) to the City Secretary prior to the item being called.

2. In Person for Public Hearing Items:

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

3. eComment:

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

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, May 6, 2025 at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the City Council regarding these items may do so by submitting a completed speaker card (available at the meeting location) to the City Secretary at the commencement of the Work Session meeting. Registration is required prior to the time the City Council considers this item.

2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.

This section allows members of the City Council to ask questions on items listed on this agenda for public hearing and individual consideration. Responses to questions on items listed under the consent agenda that are received prior to the meeting are available by clicking on Exhibit 1 below. The responses will be available prior to the start of the meeting, when applicable. Any handouts distributed at the meeting will also be uploaded to the below link by 12:00 p.m. on the business day following the meeting. Members of the Council may remove items from the consent agenda. When items are removed from the consent agenda and placed on the regular agenda by members of the council, the removed items shall be taken up in the order of removal right after the consent agenda.

- A. [ID 25-462](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 25-490](#) Receive a report, hold a discussion, and give staff direction to reallocate expiring economic development incentives to the Catalyst Fund.

[Estimated Presentation/Discussion Time: 30 minutes]

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

[Exhibit 2 - Presentation](#)

- B. [ID 25-840](#) Receive a report, hold a discussion, and give staff direction regarding the 89th State Legislative Session and the City's State Legislative Program priorities.

[Estimated Presentation/Discussion Time: 30 minutes]

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

[Exhibit 2 - 89th Legislative Session Program](#)

[Exhibit 3 - Presentation](#)

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

1. Closed Meeting:

- A. [ID 25-633](#) Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071.

Receive information from staff regarding a proposed battery storage Power Purchase Agreement under Request for Proposals #8678 that includes data stemming from public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.

- B. [ID 25-787](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on the legal status, expenses, strategy and options for resolution of litigation in Cause No. DC-22-17013, styled "City of Denton, Texas, acting by and through its Electric Utility Department, Denton Municipal Electric v. Delilah Solar Energy, LLC and Samson Solar Energy, LLC, pending in the 192nd District Court, Dallas County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.

- C. [ID 25-839](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on the legal status, expenses, strategy and options for resolution of litigation in Case No. 15-25-00030, styled "In Re City of Denton. Gerard Hudspeth, Mayor of Denton; Brian Beck, Mayor Pro Tem of Denton; Vicki Byrd, Paul

Meltzer, Joe Holland, Brandon Chase McGee, and Chris Watts, Members of the City Council of Denton; Sara Hensley, City Manager of Denton; and Doug Shoemaker, Chief of Police of Denton, in their official capacities, Relators,” pending in the 15th Court of Appeals, on Petition for Writ of Mandamus from the 481st Judicial District Court Denton County, Texas, Trial Court Case No. 24-1005-481; where public discussion of these legal matters would conflict with the duty of the City’s attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City’s legal position in pending litigation.

- D. [ID 25-684](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087.

Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-names Project Winter which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Winter.

- E. [ID 25-685](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087.

Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Aire which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Aire.

- F. [ID 25-879](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City’s attorneys on the legal status, expenses, strategy and options for resolution of litigation in Cause No. 24-0075-431, styled “2020 Long Tail Trail Investments, LLC v. The City of Denton, Texas; Mayor Gerard Hudspeth, in his official capacity as Mayor of Denton; Vicki Byrd, in her official capacity as Denton City Council Member; Brian Beck, in his official capacity as Denton City Council Member; Paul Meltzer, in his official capacity as Denton City Council Member; Joe Holland, in his official capacity as Denton City Council Member; Brandon Chase McGee, in his official capacity as Denton City Council Member; Chris Watts, in his official capacity as Denton City Council Member; Sara Hensley, in her official capacity as Denton City Manager,” pending in the 431st District Court, Denton County, Texas; where public discussion of these legal matters would conflict with the duty of the City’s attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City’s legal position in pending litigation.

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

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

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

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

1. PLEDGE OF ALLEGIANCE

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

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

2. PROCLAMATIONS/PRESENTATIONS

- A. [ID 25-326](#) Proclamation: City of Denton Teen Council Day
- B. [ID 25-327](#) Proclamation: Byron Woods Appreciation
- C. [ID 25-526](#) Proclamation: Earth Day 2025
- D. [ID 25-528](#) Proclamation: Building Safety Month
- E. [ID 25-679](#) Proclamation: Drinking Water Week 2025
- F. [ID 25-682](#) Proclamation: Ryan Raiders State Champions Day
- G. [ID 25-683](#) Proclamation: Guyer Wildcats State Champions Day

3. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.

B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.

1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the "Virtual White Card" or "By Phone" process outlined by the City on its website or meeting notice.

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

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

4. CONSENT AGENDA

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

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

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – U). 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 25-058](#) Consider approval of the minutes of the April 15, 2025 Regular Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - April 15, 2025 Minutes](#)

- B. [ID 25-856](#) Consider a nomination/appointment to the City's Airport Advisory Board.

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

- C. [ID 25-080](#) Consider a nomination/appointment to the City's Planning & Zoning Commission.

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

- D. [ID 25-876](#) Consider a nomination/appointment to the City's Mobility Committee.

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

- E. [ID 25-400](#) Consider nominations to the City's Economic Development Partnership Board.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - EDP Board Ordinance \(No. 22-1672\).pdf](#)
 [Exhibit 3 - Nominating Letter.pdf](#)

- F. [ID 25-762](#) Consider appointments to the Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Board of Directors.

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

- G. [ID 25-361](#) Consider approval of a resolution of the City of Denton excusing the May 5, 2025, meeting absence of a Parks, Recreation & Beautification Board Member; and providing an effective date.

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

- H. [ID 25-082](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement between the City of Denton and Denton Independent School District for joint facility use and transportation services for Denton Parks and Recreation camps and programs; authorizing the City Manager to perform all obligations of the City under the agreement, including the expenditure of funds in the five (5) year not-to-exceed amount of \$1,200,000; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Agreement](#)
 [Exhibit 4- Ordinance 24-729](#)

- I. [ID 25-629](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to accept on behalf of the City a reimbursement grant from the Federal Aviation Administration ("FAA"), administered by the Texas Department of Transportation ("TxDOT") relating to an Infrastructure Investment and Jobs Act ("IIJA") grant for engineering evaluation for the Airport Taxiway Rehabilitation Prioritization Project with the City responsible for up to ten percent of total project costs; requiring the City to provide \$5,320.00 in contributory funds for said project at the Denton Enterprise Airport for an estimated total project cost of \$53,200.00; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Project Scope and Project Cost](#)

- J. [ID 25-652](#) 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 Garver, LLC, amending the contract approved by Purchasing on August 28, 2023, in the not-to-exceed amount of \$15,000.00; amended by Amendment 1 approved by City Council; said second amendment to provide a Taxiway Rehabilitation Priority Report for the Denton Enterprise Airport; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8209 - providing for an additional second amendment expenditure amount not-to-exceed \$53,200.00, with the total contract amount not-to-exceed \$138,200.00). The Airport Advisory Board recommends approval (6 - 0).

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

- K. [ID 25-838](#) 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 J.C. Commercial, Inc., for the construction of the Fleet Services HVAC Upgrade for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8692 - awarded to J.C. Commercial, Inc., in the not-to-exceed amount of \$3,872,165.85).

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

- L. [ID 25-836](#) 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 Technology Assets, LLC dba Global Asset, through the Buy Board Cooperative Purchasing Network Contract No. 760-25, for the service of asset recovery and recycling for retired technology assets for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8811 - awarded to Technology Assets, LLC dba Global Asset, for a five (5) year term).

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

- M. [ID 25-835](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFQ 8725 for Delinquent Tax Collection; and providing an effective date (RFQ 8725).

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

- N. [ID 25-833](#) 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 contract between the City of Denton and 3C Industrial LLC, amending the contract approved by City Council on November 14, 2023, in the not-to-exceed amount of \$500,000.00; said first amendment to continue to provide air compressor services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8323 - providing for an additional first amendment expenditure amount not-to-exceed \$125,000.00, with the total contract amount not-to-exceed \$625,000.00).

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

- O. [ID 25-832](#) 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 contract between the City of Denton and Ray McCain Services Inc., amending the contract approved by City Council on June 7, 2022, in the not-to-exceed amount of \$750,000.00; said first amendment to continue to provide overhead door and gate services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7951 - providing for an additional first amendment expenditure amount not-to-exceed \$187,500.00, with the total contract amount not-to-exceed \$937,500.00).

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

- P. [ID 25-830](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc., for engineering design services for the Highway Safety Improvement Program (HSIP) project for the Traffic Engineering Department as outlined in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7292-019 - Professional Services Agreement for engineering services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$246,000.00).

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

- Q. [ID 25-828](#) 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 Kimley-Horn and Associates, Inc., amending the contract approved by the City Council on February 23, 2021, in the not-to-exceed amount of \$461,100.00; amended by Amendment 1 approved by City Council; said second amendment to acquire ultimate Right of Way for the Ryan Road Widening Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-097 - providing for an additional second amendment expenditure amount not-to-exceed \$614,500.00, with the total contract

amount not-to-exceed \$2,313,865.15). The Public Utilities Board will consider this item on Monday, May 5, 2025.

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

- R. [ID 25-827](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of second amendment to a Professional Services Agreement between the City of Denton and HDR Engineering, Inc., amending the contract approved by City Council on February 12, 2019, in the not-to-exceed amount of \$3,342,509.00; amended by Amendment 1 approved by Purchasing; said second amendment to provide for the additional design services of Hickory Creek Road Phase 3 realignment street improvement project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-049 - providing for an additional second amendment expenditure amount not-to-exceed \$154,772.00, with the total contract amount not-to-exceed \$3,547,231.00).

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

- S. [ID 25-826](#) 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 Runi Recycling Machinery Inc., for the purchase and installation of a SK240 Styrofoam densifier for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8662 - awarded to Runi Recycling Machinery Inc., in the not-to-exceed amount of \$79,000.00). The Public Utilities Board will consider this item on Monday, May 5, 2025.

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

- T. [ID 25-825](#) 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 unpaid utilities and miscellaneous account collection services owed by customers for various City of Denton departments for the Customer Service Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8746 - awarded to Credit Systems International, 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 \$545,050.00). The Public Utilities Board recommends approval (5 - 0).

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

- U. [ID 25-657](#) Consider adoption of an ordinance of the City of Denton approving a grant to The Plot

Twist, LLC for improvements located at 227 West Oak from the Downtown Reinvestment Grant Program for utility upgrades, code improvements, and a new sign in an amount not to exceed \$35,000 from TIRZ funds; and providing for an effective date. The Tax Increment Reinvestment Zone Number One Board recommends approval (7-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Agreement](#)
 [Exhibit 3 - Presentation](#)
 [Exhibit 4 - LLC Search](#)

5. PUBLIC HEARINGS

- A. [PD23-0001d](#) 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 Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection 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 [5-0] to recommend denial of the request. Motion for denial by Commissioner Dyer and seconded by Commissioner Riggs. THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 3, 2025. (PD23-0001d, Denton 195 Planned Development Overlay, Angie Manglaris)

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

- B. [ID 25-188](#) Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a strategic partnership agreement between the City of Denton and Sanctuary Municipal Utility District No. 1 of Denton County providing for a limited purpose annexation and the terms for eventual full-purpose annexation of property located in the City's Extraterritorial Jurisdiction; and providing an effective date.

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

- C. [ID 25-239](#) Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a strategic partnership agreement between the City of Denton, and Sanctuary Municipal Utility District No. 2 of Denton County providing for limited purpose annexation and the terms for eventual full-purpose annexation of property located in the City's extraterritorial Jurisdiction; and providing an effective date.

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

- D. [Z25-0003b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from Rural Residential (RR) district to Residential 7 (R7) district on approximately 4.99 acres of land generally

located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Riggs and seconded by Commissioner Dyer. (Z25-0003b, Wild Haven Woods-RR to R7, Erin Stanley)

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

- E. [Z25-0005a](#) 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 Overlay Planned Development - Suburban Corridor (PD-SC) District to Public Facilities (PF) District on approximately 3.158 acres of land generally located at the northwest corner of Teasley Lane (F.M. 2181) and Hunter's Creek Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [4-0] to recommend approval of the request. Motion for approval was made by Commissioner Padron and seconded by Commissioner Riggs. (Z25-0005a, Denton Fire Station 6, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Project Narrative](#)
 [Exhibit 5 - PD-SC District Ordinance](#)
 [Exhibit 6 - Existing Zoning Map](#)
 [Exhibit 7 - Proposed Zoning Map](#)
 [Exhibit 8 - Future Land Use Map](#)
 [Exhibit 9 - Table of Allowed Uses](#)
 [Exhibit 10 - Notifications and Responses](#)
 [Exhibit 11 - Presentation](#)
 [Exhibit 12 - Draft Ordinance](#)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-707](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager or designee to amend the Building Safety schedule of fees to reorganize existing fees and adopt new fees on a schedule of fees including fees for permits, health and food safety permits, fence and retaining wall permits, mobile home moving fees, temporary permits, and investigation and administrative fees; providing for severability; and establishing an effective date.

Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. Ordinance](#)
 [Exhibit 3. Redline Fee Schedule](#)
 [Exhibit 4. Presentation](#)

- B. [ID 25-708](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager or designee to amend the Development Services and Engineering Review schedule of fees to reorganize existing fees and adopt new fees for the Development Services and Engineering Departments as authorized by the Denton Development Code for the City of Denton, Texas; providing for severability; and establishing an effective date.

Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. Ordinance](#)
 [Exhibit 3. Redline Fee Schedule](#)

- C. [ID 25-596](#) Consider approval of a resolution of the City of Denton, Texas approving the sale of certain transmission system assets by the Texas Municipal Power Agency (“TMPA”); and providing an effective date. The Public Utilities Board recommends approval (7 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - TMPA Resolution No 2025-3-4](#)
 [Exhibit 3 - Resolution](#)
 [Exhibit 4 - Presentation TMPA Board](#)

- D. [ID 25-831](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute Change Order No. 2 to the contract between the City of Denton and Mario Sinacola & Sons Excavating, Inc., for the construction of Hickory Creek Road Phase 3 for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 7909 - Change Order No. 2 in the not-to-exceed amount of \$7,931,684.69, for a total contract award aggregated to \$59,954,118.57).

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

- E. [ID 25-763](#) Consider approval of a resolution of the City of Denton, Texas, to establish the limits of the certain public roadway transferred by the Texas Department of Transportation and

described herein on Exhibit "A" as City of Denton public roads. The limits of the certain public roadway described above are Elm Street and Locust Street from Eagle Drive to University Drive.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Presentation](#)
 [Exhibit 4 - Resolution 23-1791](#)

- F. [ID 25-829](#) Consider a nomination/appointment to the City's Bond Oversight Committee.

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

7. CONCLUDING ITEMS

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

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

C E R T I F I C A T E

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 2, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

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