



# 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, May 20, 2025**

**2:30 PM**

**Council Work Session Room  
&  
Council Chambers**

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**WORK SESSION BEGINS AT 2:30 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.

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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](http://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.

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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 20, 2025 at 2:30 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:

## 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.**

A. [ID 25-464](#) Meeting Questions, Responses & Handouts

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

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

A. [ID 25-339](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 031 - Recreation Facility Operations: Follow-Up Review.

[Estimated Presentation/Discussion Time: 15 minutes]

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

[Exhibit 2 - Follow-up Review of the Audit of Recreation Facility Operations.pdf](#)

[Exhibit 3 - Presentation.pdf](#)

B. [ID 25-893](#) Receive a report, hold a discussion, and give staff direction on the proposed Animal Services Responsible Euthanasia Policy and the proposed Animal Services rates and fees.

[Estimated Presentation/Discussion Time: 1 hour]

Attachments: [Exhibit 1- Agenda Information Sheet](#)  
[Exhibit 2- Presentation](#)  
[Exhibit 3- DRAFT Responsible Euthanasia Policy](#)  
[Exhibit 4- Ordinance 2013-157](#)  
[Exhibit 5- Schedule of Fees](#)

C. [ID 25-241](#) Receive a report, hold a discussion, and give staff direction regarding the current fiscal year budget and preliminary FY 2025-26 impacts.

[Estimated Presentation/Discussion time: 1 hour]

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

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 25-964](#) Consultation with Attorneys - Under Texas Government Code Section 551.071. This agenda item is related to Individual Consideration Item ID 25-965 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.

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

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

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

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

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**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 25-678](#) Proclamation: Water Safety Awareness Month  
*Attachments:* [May 05-11, 2025 Drinking Water Week.pdf](#)
- B. [ID 25-681](#) Proclamation: Denton County National Day of Prayer
- C. [ID 25-846](#) Proclamation: National Public Works Week
- D. [ID 25-847](#) Proclamation: Bike Month
- E. [ID 25-927](#) Proclamation: Motorcycle Safety and Awareness Month

**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**

A. [ID 25-059](#) Consider approval of the minutes of the May 6, 2025 Regular Meeting and May 13, 2025 Special Called Canvassing Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - May 6, 2025 Minutes](#)  
[Exhibit 3 - May 13, 2005 Minutes](#)

B. [ID 25-699](#) Consider approval of a resolution reappointing Stephen D. Gay to serve as the City’s representative on the board of directors of the Upper Trinity Regional Water District; and providing an effective date.

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

C. [ID 25-754](#) Consider adoption of an ordinance of the City of Denton approving a Park Development Agreement between the City of Denton and Jefferson North Elm, LLC for the acceptance of park dedication and park development fees pursuant to the Park Land Dedication and Development Fees Requirements of Article III, Chapter 22 of the City’s Code of Ordinances; authorizing acceptance of fees; and providing an effective date.

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

D. [ID 25-878](#) Consider adoption of an ordinance by the City of Denton granting Landmark Phase 1, LLC AND HR, JV, LP a noise exception pursuant to Section 17-20 of the City of Denton Code of Ordinances, with respect to sound levels and hours of operation for concrete street and alley pours, saw cutting, delivery of construction materials, and utility installation related to construction of a new residential community and commercial development, located at 8209 Autumn Sage Trail; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 8:30 P.M. to 12:00 A.M. with sound not to exceed 91 decibels; and providing an effective date.

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Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Applicant Request](#)  
[Exhibit 3 - Aerial Map](#)  
[Exhibit 4 - Paving and Utility Sequence](#)  
[Exhibit 5 - Site Plan - Residential and Commercial](#)  
[Exhibit 6 - Additional Noise Request Backup](#)  
[Exhibit 7 - Ordinance](#)

E. [ID 25-872](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying a road access agreement with UISC, an Illinois Professional Limited Liability Company, to facilitate the construction of facilities for US Cold Storage; and declaring an effective date.

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

F. [ID 25-729](#) Consider adoption of an ordinance of the City of Denton, A Texas Home-Rule Municipal Corporation, authorizing the City Manager or Designee To execute and deliver an Advance Funding Agreement for a Highway Safety Improvement On-System project, between the City of Denton and the Texas Department of Transportation (TxDOT), regarding the construction of traffic signals on US 380 at Thomas J. Egan Road, US 77 at State Loop 288, and State Loop 288 at FM 2164 North Locust Street, and install traffic signal and add left turn lane at North Western Boulevard at Jim Christal Road; confirming expenses; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Advanced Funding Agreement](#)  
[Exhibit 3 - Draft Ordinance](#)

G. [ID 25-730](#) Consider adoption of an ordinance amending chapter 18 "Motor Vehicles and Traffic", Article III "Speed of Vehicles", Section 18-73 "Speed Limits On Certain Roads And Highways", "School Zones", of the Code of Ordinances of the City of Denton, to change the locations, extent, and speed limits of certain parts of N. Locust and N. Bonnie Brae Street in the Vicinity of Evers Park Elementary School and Immaculate Conception School; providing a repealer clause; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - School Zone Signs Maps](#)  
[Exhibit 3 - Draft Ordinance](#)

H. [ID 25-898](#) 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 to eliminate the two at-grade crossings at Johnson Lane and Bonnie Brae Street and create a new at-grade crossing for the Brush Creek-Hickory Creek Phase 1 Project for the Traffic

Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7292-020 - Professional Services Agreement for engineering services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$225,000.00).

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

[Exhibit 2 - Ordinance and Contract](#)

I. [ID 25-899](#) 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 UKG Kronos Systems, LLC, through the Omnia Partners Cooperative Purchasing Network Contract #18220, for software maintenance and continued vendor support of the automated timekeeping and attendance software, purchase of licenses, and timeclock hardware for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8620 - awarded to UKG Kronos Systems, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$2,325,000.00).

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

[Exhibit 2 - Ordinance and Contract](#)

J. [ID 25-900](#) 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 UES Professional Solutions 64, LLC, to perform environmental remediation, disposal, and testing services at the Outdoor Gun Range located at 3820 Airport Road, Denton, Texas for the Environmental Services and Sustainability Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8726 - awarded to UES Professional Solutions 64, LLC, in the not-to-exceed amount of \$1,492,354.00).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - Ordinance and Contract](#)

K. [ID 25-903](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive bids under IFB 8759 for Graffiti Abatement for the Community Services Department; and providing an effective date (IFB 8759).

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

[Exhibit 2 - Ordinance](#)

L. [ID 25-907](#) 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 Professional Turf Products, Limited Partnership, through the Buy Board Cooperative Network Contract Nos. 705-23 and 706-23, for authorized repair services, purchases, and rentals of Toro Commercial Products and construction equipment for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8813 - awarded Professional Turf Products, Limited Partnership, 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 \$966,000.00).

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Attachments:

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

## **5. PUBLIC HEARINGS**

A. [ID 25-753](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton making a finding, pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife Code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 4.3689 acres of city park land for a public utility easement, located within a portion of Vintage Park and Tamarack Park in the City of Denton, Denton County, Texas, for the purpose of installing and maintaining an underground sanitary sewer line that serves the southwest side of Denton, and (2) finding that all reasonable planning has been done to minimize harm to the land as a park, and providing an effective date.

Attachments:

- [Exhibit 1- Agenda Information Sheet](#)
- [Exhibit 2- Ordinance](#)
- [Exhibit 3- Presentation](#)
- [Exhibit 4- Preliminary Alignment Analysis](#)
- [Exhibit 5- Roark GIS Overlay](#)
- [Exhibit 6- Denton Wastewater Master Plan CIP](#)
- [Exhibit 7- Vintage Exhibit](#)
- [Exhibit 8- Tamarack Park Exhibit](#)
- [Exhibit 9- Vintage Sewer Easement Legal Survey](#)
- [Exhibit 10- Vintage Construction Access Easement](#)
- [Exhibit 11- Tamarack Sewer Easement Legal Survey](#)
- [Exhibit 12- Tree Data](#)
- [Exhibit 13- Approved ESA Assessment](#)
- [Exhibit 14- Preliminary Schedule](#)
- [Exhibit 15- Park Use Narrative Letter](#)
- [Exhibit 16- Water Utilities Letter of Support](#)

B. [DCA24-0011](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code, specifically amendments to Table 5.2-A- Table of Allowed Uses, Section 5.3.5 Commercial Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2 Definitions related to Commercial Animal Service; providing for application requirements and process; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing savings and severability clauses, 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 Riggs and seconded by Commissioner Padron. (DCA24-0011d, Commercial Animal Services, Bryce Van Arsdale).

Attachments:

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Staff Analysis](#)
- [Exhibit 3 - Draft Ordinance](#)
- [Exhibit 4 - Redline Markup](#)
- [Exhibit 5 - Presentation](#)

## **6. ITEMS FOR INDIVIDUAL CONSIDERATION**

A. [ID 25-454](#) Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$46,535,000 in principal amount of Certificates of Obligation of the City of Denton for General Government and Solid Waste projects; and providing an effective date.

Attachments:

- [Exhibit 1 - Agenda Information Sheet.pdf](#)
- [Exhibit 2 - Ordinance.pdf](#)
- [Exhibit 3 - Presentation.pdf](#)

B. [ID 25-455](#) Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$207,515,000 in principal amount of Certificates of Obligation of the City of Denton for Waterworks and Wastewater System and Electric System projects; and providing an effective date.

Attachments:

- [Exhibit 1 - Agenda Information Sheet.pdf](#)
- [Exhibit 2 - Ordinance.pdf](#)
- [Exhibit 3 - Presentation.pdf](#)

C. [ID 25-963](#) Consider adoption of an ordinance of the City of Denton amending the Fiscal Year 2024-25 Annual Internal Audit Plan; and providing an effective date.

Attachments:

- [Exhibit 1 - Agenda Information Sheet.pdf](#)
- [Exhibit 2 - Amendment Ordinance.pdf](#)
- [Exhibit 3 - Current Audit Plan Ordinance.pdf](#)

D. [ID 25-965](#) Consider adoption of an ordinance of the City of Denton repealing an Initiative Ordinance Chapter 21, Article V - Marijuana Enforcement of the City of Denton Code of Ordinances; providing for severability; and providing an effective date.

Attachments:

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Ordinance](#)
- [Exhibit 3 - City of Denton Code of Ordinances - Chapter 21, Article V - Marijuana](#)

## **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 16, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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#### 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.