



# City of Denton

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

## Meeting Agenda

### City Council

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Tuesday, July 22, 2025

2:00 PM

Council Work Session Room  
&  
Council Chambers

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#### **SPECIAL CALLED**

**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**

**CITY COUNCIL CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION WILL BEGIN IMMEDIATELY FOLLOWING THE CLOSED MEETING IN THE COUNCIL CHAMBERS**

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

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

##### **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, July 22, 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 25-467](#) Meeting Questions, Responses & Handouts

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

**3. Work Session Reports**

- A. [ID 24-2617](#) Receive a report, hold a discussion, and give staff direction regarding the Fiscal Year 2025-26 preliminary Capital Improvement Program.  
[Estimated Presentation/Discussion time: 60 minutes]

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

- B. [ID 25-1272](#) Receive a report, hold a discussion, and give staff direction on the adoption of the 2024 International Energy Conservation Code appendices for EV Ready and Solar Ready for all new construction.

[Estimated Presentation/Discussion Time: 30 minutes]

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - 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 25-1163](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Manager.

- B. [ID 25-1166](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Attorney.

- C. [ID 25-1264](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys regarding potential resolution to a Measured Mile claim with McCarthy Building Companies Inc. for construction phase services for Southeast Denton Package B (SED-B) Improvements for the Capital Projects Department; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position. This agenda item is related to Consent Agenda item ID 25-1255 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.

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 SPECIAL CALLED MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS FOR CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION IMMEDIATELY FOLLOWING THE CLOSED 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 –X). 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 25-1300](#) Consider a nomination/appointment to the City of Denton Mobility Committee.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
- B. [ID 25-1298](#) Consider a nomination/reappointment to the City of Denton Library Board.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
- C. [ID 25-1301](#) Consider a nomination/reappointment to the City of Denton Library Board.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
- D. [ID 25-1329](#) Consider a nomination/reappointment to the City of Denton Health and Building Standards Commission.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)

- E. [ID 25-1307](#) Consider approval of a resolution of the City of Denton excusing the July 7, 2025, meeting absence of a Parks, Recreation and Beautification Board Member; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Info Sheet](#)  
                                 [Exhibit 2 - Resolution](#)
- F. [ID 25-1308](#) Consider approval of a resolution of the City of Denton excusing the July 11, 2025, meeting absence of a Community Services Advisory Committee Member; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Resolution](#)
- G. [ID 25-1309](#) Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Info Sheet](#)  
                                 [Exhibit 2 - Resolution](#)
- H. [ID 25-1332](#) Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Board of Ethics Member; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Info Sheet](#)  
                                 [Exhibit 2 - Resolution](#)
- I. [ID 25-1333](#) Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Board of Ethics Member; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Info Sheet](#)  
                                 [Exhibit 2 - Resolution](#)
- J. [ID 25-1129](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its NTTV PEG channel; authorizing the expenditure of funds thereof; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance & Agreement.pdf](#)
- K. [ID 25-1130](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its DCTV PEG Channel; authorizing the expenditure of funds thereof; and providing an effective date.
- Attachments:**      [Exhibit 1 - Agenda Information Sheet DCTV \(es\)](#)  
                                 [Exhibit 2 - Ordinance & Agreement.pdf](#)
- L. [ID 25-1116](#) Consider approval of a resolution of the City Council of the City of Denton designating individual employees as authorized representatives of the City of

Denton as a participant in the Texas local government investment pool (“TexPool”); designating an authorized representative with primary responsibility for transactions and other duties under the agreement; authorizing the Mayor to execute a resolution amending the City of Denton authorized representatives; and providing an effective date.

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

- M. [ID 25-824](#) 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 Parkhill, Smith & Cooper, Inc., for the Supervisory Control and Data Acquisition System for the Solid Waste Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-003 - Professional Services Agreement for professional services awarded to Parkhill, Smith & Cooper, Inc., in the not-to-exceed amount of \$98,300.00). The Public Utilities Board recommends approval (6 - 0).

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

- N. [ID 24-1863](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFQ 8551 for the Denton Renewable Resource Plan (DRRP) Whitepaper; and providing an effective date (RFQ 8551). The Public Utilities Board recommends approval (6 - 0).

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

- O. [ID 25-1223](#) 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 Schneider Electric Smart Grid Solutions, LLC, amending the contract approved by City Council on December 13, 2022, in the not-to-exceed amount of \$683,277.00; said first amendment to provide for the configuration and implementation of ArcFM Designer XI (DXI) for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 7817 - providing for an additional first amendment expenditure amount not-to-exceed \$129,124.00, with the total contract amount not-to-exceed \$812,401.00). The Public Utilities Board recommends approval (6 - 0).

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

- P. [ID 25-1224](#) 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 CyberTech Systems and Software Inc., for a fully managed Amazon Web Services (AWS) cloud environment for the Denton Municipal Electric Technology Operations Department; providing for the expenditure of funds therefor; and

providing an effective date (RFP 8778 - awarded to CyberTech Systems and Software Inc., in the 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 \$2,347,092.00). The Public Utilities Board recommends approval (6 - 0).

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

- Q. [ID 25-1240](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8758 Mental Health and Wellbeing Program for the Human Resources Department; and providing an effective date (RFP 8758).

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

- R. [ID 25-1256](#) 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 Ferguson Enterprises, LLC, as primary vendor for Sections A-P and R, Core & Main LP as the secondary vendor for Sections A-N and R, and Metron Farnier, LLC, as primary vendor for Section Q, for the purchase of water and wastewater inventory parts to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 8788 - awarded to Ferguson Enterprises, LLC, Core & Main LP, and Metron Farnier, 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 \$12,000,000.00).

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

- S. [ID 25-1249](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute this Sixth Amendment to a Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC, successor in interest to AT&T Mobility Texas, LLC and to execute additional amendments as needed and within the limitations set out herein; providing for a severability clause; and providing for an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Ordinance](#)  
[Exhibit 4 - "Exhibit A"-Amendment](#)

- T. [ID 25-1266](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute an agreement by and between the City of Denton, Texas, and Hunter Ranch Improvement District No. 1 for installation and maintenance of enhanced street signs and poles within Hunter Ranch Improvement District No. 1; and providing an effective date.

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

[Exhibit 2 - Draft Ordinance and Agreement](#)

- U. [ID 25-1255](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a settlement agreement with McCarthy Building Companies Inc. to resolve a dispute regarding Measured Mile Claim providing for final payment and closeout for construction phase services for Southeast Denton Package B (SED-B) Improvements for the Capital Projects Department.

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

[Exhibit 2 - Ordinance and Settlement Agreement and Mutual Release](#)

[Exhibit 3 - Ordinance and Preconstruction Services Contract, Ordinance and Cc](#)

- V. [ID 25-193](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to sign and submit to the Department of Housing and Urban Development a 2025 Action Plan for Housing and Community Development with appropriate certifications, as authorized and required by the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended; authorizing the Director of Community Services, or designee, to sign releases of liens and subordination agreements upon certain conditions; and providing for an effective date.

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

[Exhibit 2 – Ordinance, 2025 Action Plan, Application and Certifications](#)

- W. [ID 25-1355](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a third amendment to an engagement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the engagement approved by the City Attorney on March 28, 2024, in the not-to-exceed amount of \$43,811.00; said third amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8554 - providing for an additional third amendment expenditure amount not-to-exceed \$43,811.00, with the total contract amount not-to-exceed \$243,811.00).

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

[Exhibit 2 - Ordinance](#)

- X. [ID 25-1362](#) Consider approval of a resolution of the City of Denton suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the Steering Committee

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Resolution](#)  
[Exhibit 3 - Staff Report](#)

## **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ID 25-1174](#) Consider approval of a resolution of the City Council of the City of Denton for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning on October 1, 2025, and ending on September 30, 2027; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet - Denco Area 9-1-1 Board of Managers \(2\)](#)  
[Exhibit 2 - Denco Area 9-1-1 District Board of Managers Voting Packet \(2025\)](#)  
[Exhibit 3 - Letter to Denco Municipalities \(2025\)](#)  
[Exhibit 4 - Resolution - Denco Defining Procedure for Appointment \(2025\)](#)  
[Exhibit 5 - Resolution - Denco Area 9-1-1 Board of Managers \(2025\)](#)  
[Exhibit 6 - Presentation - Denco Area 9-1-1 Board of Managers \(2025\)](#)

- B. [ID 25-1197](#) 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 Genuine Parts Company dba NAPA Integrated Business Solutions through the Sourcwell Cooperative Purchasing Network Contract No. 090624-GPC, for the purchase of products and services for the on-site parts facility for the Fleet Services Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8806 - awarded to Genuine Parts Company dba NAPA Integrated Business Solutions, 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 \$35,112,000.00).

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

- C. [ID 25-1257](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Core Construction Services of Texas, Inc., for construction phase services for the Fire Stations 5 & 6 Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8559 - awarded to Core Construction Services of Texas, Inc., including the Guaranteed Maximum Price in the not-to-exceed amount of \$23,730,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance and Pre-Construction Contract](#)  
[Exhibit 3 - Presentation](#)  
[Exhibit 4 - Ordinance and Construction Contract](#)

## **6. 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.

CERTIFICATE

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 July 18, 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.

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