



City of Denton

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

Meeting Agenda

City Council

Tuesday, February 18, 2025

3:00 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 3:00 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, February 18, 2025 at 3:00 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 25-233](#) Meeting Questions, Responses & Handouts

Attachments: [Exhibit 1 - Agenda Information Sheet 2.18.25](#)

3. Work Session Reports

- A. [ID 25-083](#) Receive a report, hold a discussion, and give staff input regarding the recently concluded Halloween Denton 2024 public art and placemaking efforts.
[Estimated Presentation/Discussion Time: 30 minutes]

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

- B. [ID 24-2478](#) Receive a report and hold a discussion regarding the Downtown Denton Ambassador Pilot Program.

[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 25-157](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of City Manager to complete mid-year review

- B. [ID 25-160](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of Municipal Judge to complete mid-year review.

- C. [ID 25-346](#) 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.

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

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.

- a. [ID 25-313](#) Mr. Jerome Riser regarding Community Crime Watch.
- b. [ID 25-318](#) Ms. Tracy Duckworth regarding homelessness.

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 the 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 – AH). 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 25-053](#) Consider approval of the minutes of the February 4, 2025 Regular Meeting.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - February 4, 2025 Minutes](#)
- B. [ID 25-075](#) Consider a nomination/appointment to the City’s Animal Shelter Advisory Committee.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- C. [ID 25-367](#) Consider a nomination/appointment to the City’s Planning and Zoning Commission.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- D. [ID 25-368](#) Consider a nomination/appointment to the City’s Zoning Board of Adjustment.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- E. [ID 25-250](#) Consider approval of a resolution of the City of Denton providing the January 6, 2025, meeting absence by Parks, Recreation and Beautification Board Member Richard Villarreal be excused; and providing an effective date.
Attachments: [Exhibit 1 - Agenda Info Sheet](#)
[Exhibit 2 - Resolution](#)
- F. [ID 25-016](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to enter into an Interlocal Cooperation Agreement for the Underground Conversion of Existing Overhead Distribution Lines with the City of Corinth, Texas, a Texas home-rule municipal corporation, for the removal of overhead facilities and the installation of underground facilities operated by Denton Municipal Electric located between N. Corinth St. and Corinth Pkwy; providing for the expenditure of funds not to exceed three hundred two thousand, six hundred and fifty-four and 00/100 dollars (\$302,654.00); providing for reimbursement to the City of Denton for

converting the overhead facilities to underground; providing an effective date. The Public Utilities Board recommends approval (6-0).

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

- G. [ID 25-099](#) 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 - Original Audit Plan Ordinance.pdf](#)

- H. [ID 25-234](#) Consider adoption of an ordinance by the City of Denton authorizing the City Manager to execute a reimbursement agreement with the Union Pacific Railroad Company. A Delaware Corporation, for the purpose of preliminary engineering services to eliminate the 2 at-grade crossings at Johnson Lane and Bonnie Brae Street, and create a new at-grade crossing at Brushy Creek-Hickory Creek; providing for the expenditure of funds in the amount of seventy-five thousand dollars (\$75,000.00); Authorizing the expenditure of funds therefor; and providing an effective date

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

- I. [ID 25-237](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute an interlocal agreement with the University of North Texas, under the Texas Government Code, Chapter 791, to authorize an economic feasibility study for unmanned aerial systems in the City of Denton; and declaring an effective date. The Airport Advisory Board recommends approval (4-0).

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

- J. [ID 25-200](#) Consider adoption of an ordinance of the City of Denton approving and authorizing the City Manager to execute an Interlocal Cooperation Agreement with the City of Lewisville, Texas, for the transfer to Lewisville of its share (\$21,798) of the proceeds of the U.S. Department of Justice - Office of Justice Programs - Edward Byrne Justice Assistance Grant (JAG Grant) 2022; and declaring an effective date.

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

- K. [ID 25-126](#) Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a public utility easement approximately a total of 0.0597-acres, situated in the W. Neil Survey, Abstract Number 971, recorded by County Clerk document number 2000-44331, Plat Records, Denton County, Texas granted to the City of Denton by Denton Area Teachers Credit Union; providing for the quitclaim thereof to CDI Cedar, LLC, a Texas limited liability company; providing for the

terms and conditions of the abandonment and quitclaim made herein; providing for the conveyance of a new easement to the City of Denton and the relocation of existing facilities; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; providing for severability and an effective date. (Renegade Development, Utility Easement abandonment request)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Location Map](#)
[Exhibit 3 - Site Map](#)
[Exhibit 4 - Vesting Deed](#)
[Exhibit 5 - Secretary of State Corporation members list](#)
[Exhibit 6 - Ordinance](#)

- L. [ID 24-2553](#) Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a portion of a public drainage easement being approximately a total of 0.281-acres, situated in the J. Fisher Survey, Abstract Number 421, recorded by County Clerk document number 2014-103670, Real Property Records, Denton County, Texas granted to the City of Denton by Denton West Joint Venture; providing for the Quitclaim thereof to Grindstone Denton LLC, a Texas limited liability company; providing for the terms and conditions of the abandonment, relinquishment, and quitclaim made herein; providing for the conveyance of a easement and/or facilities to the City of Denton; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for severability and an effective date. (Dutch Bros, Teasley Development, Drainage Easement abandonment request)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Location Map](#)
[Exhibit 3 - Site Map](#)
[Exhibit 4 - Applicant Narrative](#)
[Exhibit 5 - Vesting Deed](#)
[Exhibit 6 - Secretary of State Corporation member list](#)
[Exhibit 7 - Ordinance](#)

- M. [ID 25-253](#) Consider adoption of an ordinance of the City of Denton (“City”), a Texas Home Rule Municipal Corporation, authorizing the City Manager to execute an Interlocal Agreement with the Town of Little Elm (“Little Elm”) concerning delivery of specified tonnage to the City’s Landfill by Little Elm at a discount disposal rate (“Interlocal Agreement”); and providing an effective date. The Public Utilities Board recommends approval (6-0).

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

- N. [ID 25-254](#) Consider adoption of an ordinance of the City of Denton (“City”), a Texas Home Rule Municipal Corporation, authorizing the City Manager to execute an Interlocal Agreement with Wise County concerning delivery of specified tonnage to the City’s Landfill by Wise County at a discount disposal rate (“Interlocal Agreement”); and providing an effective date. The Public Utilities Board recommends approval (6-0).
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Ordinance and Contract](#)
- O. [ID 25-279](#) 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 Knight Erosion Control, Inc. dba Knight Engineering & Construction, for engineering services associated with capital improvement projects for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8031-008 - Professional Services Agreement for engineering services awarded to Knight Erosion Control, Inc. dba Knight Engineering & Construction, in the not-to-exceed amount of \$220,000.00). The Public Utilities Board recommends approval (6 - 0).
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Contract](#)
- P. [ID 25-280](#) 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 C&C Environmental Services, Inc., for the installation of new filter media and to perform inspections of all filters for underdrain systems 1 through 3, and 5 through 15 at the Lake Lewisville Water Treatment Plant for the Water Production Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8698 - awarded to C&C Environmental Services, Inc., in the not-to-exceed amount of \$1,500,000.00). 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 25-281](#) 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 Ed Bell Construction Company, for the construction of the Precision Drive Reconstruction Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8681 - awarded to Ed Bell Construction Company, in the not-to-exceed amount of \$1,130,066.18). The Public Utilities Board recommends approval (6 - 0).
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Pricing Evaluation](#)
[Exhibit 3 - Ordinance and Contract](#)
- R. [ID 25-282](#) 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 Terracon Consultants, Inc., for the construction materials testing of Fire Station #5, Fire Station #6, and the Solid Waste Fleet Shop for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7703-006 - Professional Services Agreement for professional services awarded to Terracon Consultants, Inc., in the not-to-exceed amount of \$228,838.00). The Public Utilities Board recommends approval (6 - 0).

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

- S. [ID 25-284](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a Professional 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; said first amendment to provide a Drainage Study for the Denton Enterprise Airport; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8209 - providing for an additional first amendment expenditure amount not-to-exceed \$70,000.00, with the total contract amount not-to-exceed \$85,000.00). The Airport Advisory Board recommends approval (4-0).

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

- T. [ID 25-285](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract extension between the City of Denton and Compass Group USA Inc. dba Canteen through April 14, 2026, to continue vending machine services for the City; and declaring an effective date (RFP 7026 - extending a contract with Compass Group USA Inc. dba Canteen, to April 14, 2026).

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

- U. [ID 25-286](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8556 for vending machine and micro market services for the Purchasing Department; and providing an effective date (RFP 8556).

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

- V. [ID 25-287](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive statements under RFQ 8414 for the Municipal Complex Concept for the Capital Projects Department; and providing an effective date (RFQ 8414).

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

- W. [ID 25-288](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, approving a pre-qualified professional service list of state-certified firms to provide various professional services as needed for projects for the Parks and Recreation Department; and providing an effective date (RFQ 8596 - for a two (2) year, with the option for one (1) additional one (1) year extension, in the total three (3) year term).

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

- X. [ID 25-289](#) 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 SWCA, Incorporated dba SWCA Environmental Consultants, for assistance in the Southridge Neighborhood Historic Resource Survey on behalf of the City of Denton for the Planning Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8603 - Professional Services Agreement for surveying services awarded to SWCA, Incorporated dba SWCA Environmental Consultants, in the not-to-exceed amount of \$89,990.39).

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

- Y. [ID 25-290](#) 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 2L Construction, L.L.C., for the construction of the Safe Routes to Schools and Transportation Alternative Set Aside Projects, Federal Aid Project No. CM 2020 (429), CSJ: 0918-46-267, etc. for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8637 - awarded to 2L Construction, L.L.C., in the not-to-exceed amount of \$3,555,589.00).

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

- Z. [ID 25-291](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8640 for Prescription Safety Glasses; and providing an effective date (RFP 8640).

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

- AA. [ID 25-292](#) 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 VirTra, Inc., for the purchase of upgrading the current weapon simulator system for the Police Department, which is the sole provider of this software, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over \$50,000, shall

be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8667 - awarded to VirTra, Inc., in the three (3) year not-to-exceed amount of \$261,225.00).

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

- AB.** [ID 25-293](#) 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 Nelson Espinoza, dba S.E.D. Referees, for adult and youth league sports officiating services for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8700 - awarded to Nelson Espinoza, dba S.E.D. Referees, in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$400,000.00).

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

- AC.** [ID 25-294](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Interlocal Cooperative Purchasing Agreement with the Town of Westlake, under the Texas Government Code, Section 791.001, to authorize the Town of Westlake and City of Denton to utilize each entities' solicited contracts for the purchasing of various goods and services; authorizing the expenditure of funds therefor; and declaring an effective date (File 8707 - award an Interlocal Cooperative Purchasing Agreement with the Town of Westlake).

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

- AD.** [ID 25-295](#) 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 Benevate, LLC, for grant management software for the Finance and Community Services Departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8713 - awarded to Benevate, 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 \$405,510.00).

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

- AE.** [ID 25-296](#) 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 Busch Systems International Inc, through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. RC01-21, for the purchase of blue home recycling bins for the Environmental Services & Sustainability Department; providing for the expenditure of funds therefor; and providing an effective date (File 8735 - awarded to Busch Systems International Inc, in the not-to-exceed amount of

\$65,026.50).

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

- AF. [ID 25-297](#)** Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Council to execute a contract with BWI Companies, Inc. through the Buy Board Cooperative Purchasing Network Contract No. 705-23, for the purchase of ryegrass seed specialty landscape, turf, and grower supplies for the Parks and Recreation, Drainage, and Streets Departments; providing for the expenditure of funds therefore; and providing effective date (File 8737 - awarded to BWI Companies, Inc., 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 \$750,000.00).

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

- AG. [ID 25-298](#)** 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 GWG Wood Group, Inc., through the Buy Board Cooperative Purchasing Network Contract No. 679-22, for the purchase of engineered wood fiber playground mulch for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 8743 - awarded to GWG Wood Group, Inc., 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 \$150,000.00).

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

- AH. [ID 25-305](#)** 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 Consolidated Traffic Controls, Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. PE05-21, for the supply of traffic signal poles for the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (File 8749 - awarded to Consolidated Traffic Controls, 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 \$2,500,000.00).

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

5. PUBLIC HEARINGS

- A. [AMPC24-000](#)** Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Master Planned Community Major Amendment to amend a portion of the Cole Ranch Master Planned Community Development Plan Map
[1c](#)

from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6) Base Zoning Districts. The approximately 3,169.4 acre site is generally located west of I-35W, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas; adopting an amendment to the Cole Ranch Master Planned Community Development Plan 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 Villarreal and seconded by Commissioner Riggs. (AMPC24-0001c, Cole Ranch, Angie Manglaris)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Base Zoning Map](#)

[Exhibit 5 - Proposed Base Zoning Map](#)

[Exhibit 6 - Future Land Use Map](#)

[Exhibit 7 - Fiscal Impact Analysis](#)

[Exhibit 8 - Traffic Analysis Memorandum](#)

[Exhibit 9 - Cole Ranch MPC19-0001b](#)

[Exhibit 10 - Proposed Revised Exhibit C - Development Plan](#)

[Exhibit 11 - Exhibit D - Amended Phase and District Boundary Map](#)

[Exhibit 12 - Notification Map and Responses](#)

[Exhibit 13 - Draft Ordinance](#)

[Exhibit 14 - Presentation](#)

- B.** [ID 25-171](#) 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 Denton County Municipal Utility District No. 16; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Ordinance and Agreement](#)

[Exhibit 3 - Presentation](#)

- C.** [ID 25-103](#) Hold a Public Hearing and consider approval of a resolution of the City of Denton stating no objection to NRP Lone Star Development LLC's 4% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Roselawn Village Apartments to provide affordable rental housing; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Application for a Resolution of No Objection](#)
[Exhibit 4 - Resolution of No Objection](#)

- D. [ID 25-104](#) Hold a Public Hearing and consider approval of a resolution of the City of Denton supporting Palladium Fallmeadow Denton, Ltd.'s 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Palladium Denton West Living Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Application for a Resolution of Support](#)
[Exhibit 4 - Resolution of Support](#)
[Exhibit 5 - Fee Reduction Letter](#)

- E. [ID 25-107](#) Hold a Public Hearing and consider approval of a resolution of the City of Denton supporting Denton Affordable Housing Corporation's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the McAdams Haven Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Application for a Resolution of Support](#)
[Exhibit 4 - Resolution of Support](#)
[Exhibit 5 - Fee Reduction Letter](#)

6. ITEMS FOR INDIVIDUAL CONSIDERATION – CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

- A. [ID 25-018](#) Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of various (i) permanent drainage easements and (ii) temporary construction easements, generally located along Bernard Street, West Sycamore Street, West Mulberry Street, and Stroud Street and between Carroll Blvd. and Elm Street situated in the William Loving Survey, Abstract No. 759, the M.E.P. & P.R.R Co. Survey, Abstract No. 925, the Eugene Puchalski Survey, Abstract No. 996 and the William Neil Survey, Abstract No. 971, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit(s), "A" (collectively, the Property Interests(s)); authorizing the City Manager and City Attorney to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing and

effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Recommended Motion](#)
 [Exhibit 4 - Location Map](#)

7. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 24-2138](#) Consider adoption of an ordinance of the City of Denton approving and authorizing the submission of an application through the United States Environmental Protection Agency’s Water Infrastructure Finance And Innovation Act (WIFIA) loan program for financial assistance via long-term loans in a total amount not to exceed seven hundred and seventy million, nine hundred and seventy thousand, five hundred and eighty-three dollars and seven cents (\$770,970,583.07) to fund up to 49% of the total project cost for water and wastewater plant and transmission projects. including capacity increases, system expansions, and system improvements included in the water and wastewater capital improvements program; authorizing payment of an application fee of one hundred thousand dollars (\$100,000.00); appointing the Chief Financial Officer of the City of Denton (CFO) as an authorized representative for the City responsible for overseeing the application and loan process and authorizing the City Manager and the CFO to take all action necessary regarding the application and agreements for the WIFIA loan program and other actions necessary to accomplish the intent and purposes of this ordinance; and authorizing the City Attorney's Office, Bond Counsel, City’s Financial Advisor, and Engineers named in the WIFIA application to take such action reasonably necessary in support of such application and agreements to accomplish the intent and purposes of this ordinance; and providing an effective date. The Public Utilities Board recommends approval (6-0).

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

- B. [ID 25-164](#) Consider adoption of an ordinance of the City of Denton approving an amendment to the existing rates, fees, and charges for City-owned property and facilities upon Denton Enterprise Airport; and declaring an effective date. The Airport Advisory Board recommends approval (4-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Presentation](#)
 [Exhibit 4 - 2025-018 Airport Rates Analysis and Recommendation](#)

- C. [ID 25-273](#) Consider appointing a nominating committee to recommend appointees to serve on the Economic Development Partnership Board.

Attachments: [Exhibit 1 - Agenda Information Sheet .pdf](#)
[Exhibit 2 - EDPB Ordinance \(No. 22-1672\).pdf](#)
[Exhibit 3 - Presentation.pdf](#)

- D. [ID 25-227](#) Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2023-2024 budget and annual program of services of the City of Denton to allow for adjustments to the Health Fund of Seven Hundred Ninety thousand Dollars (\$790,000) for the purpose of funding expenses associated with increased health care costs; declaring a public purpose; directing the City Secretary attach a copy to the 2023-2024 Budget; requiring approval by at least five votes; and providing a severability clause; an open meetings clause and an effective date.

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

- E. [ID 25-228](#) Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2023-2024 budget and annual program of services of the City of Denton to allow for adjustments to the Fleet Management Fund of Seven Hundred Ten Thousand Dollars (\$710,000) for the purpose of increased maintenance costs; declaring a public purpose; directing the City Secretary attach a copy to the 2023-2024 Budget; requiring approval by at least five votes; and providing a severability clause; an open meetings clause and an effective date.

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

- F. [ID 25-217](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a First Amendment to Operating Agreement with “Cole Ranch Improvement District No. 1 of Denton County, Texas”, relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Cole Ranch Improvement District No. 1 of Denton County, Texas” and other related matters; and providing an effective date.

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

- G. [ID 25-218](#) Consider approval of a resolution of the City of Denton, Texas, supporting legislation relating to the powers and duties of Cole Ranch Improvement District No. 1 of Denton County, Texas to issue bonds; and providing an effective date.

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

- H. [ID 25-219](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a First Amendment to the Cole Ranch Project Agreement relative to funding, ownership, maintenance, and repair of public improvements serving property located within the “Cole

Ranch Improvement District No. 1 of Denton County, Texas” and other related matters; and providing an effective date.

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

- I. [ID 25-220](#) Consider approval of a resolution of the City of Denton, Texas, amending prior resolution consenting to the creation of “Cole Ranch Improvement District No. 1 of Denton County, Texas” and the inclusion of land therein; and providing an effective date.

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

- J. [ID 25-191](#) Consider approval of a resolution of the City of Denton creating the Discover Denton Advisory Board; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Presentation](#)
 [Exhibit 4 - Discover Denton Advisory Board Summary & Roster](#)

8. 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 February 14, 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.