



City of Denton

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

Meeting Agenda

City Council

Tuesday, November 19, 2024

2:00 PM

Council Work Session Room
&
Council Chambers

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

CONSIDERATION OF PUBLIC HEARING(S) WILL BEGIN AT/AFTER 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:

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.

4. By Phone:

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at www.cityofdenton.com/publicmeetings until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, November 19, 2024 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 24-482](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 24-2191](#) Receive a report, hold a discussion, and give staff direction regarding the City's federal legislative efforts.
[Estimated Presentation/Discussion Time: 45 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Denton Municipal Electric \(DME\) Federal Legislative Items](#)
[Exhibit 3 - Presentation](#)
- B. [ID 23-2458](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 037 - Community Housing Initiatives.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Audit of Community Housing Initiatives.pdf](#)
[Exhibit 3 - Presentation.pdf](#)
- C. [ID 24-1929](#) Receive a report and hold a discussion regarding amending the Tax Increment Reinvestment Zone Number One Creation Ordinance and the Project and Financing Plan.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet Final](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Existing TIRZ Boundaries](#)
[Exhibit 4 - Downtown Master Plan Proposed TIRZ Boundaries](#)
- D. [ID 24-2213](#) Receive a report, hold a discussion, and give staff direction regarding the resolution of the Emergency Water Service provided to the Old Alton Drive neighborhood.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1: Agenda Information Sheet](#)
[Exhibit 2: Presentation](#)
- E. [ID 24-2040](#) Receive a report, hold a discussion, and give staff direction regarding homelessness initiatives.
[Estimated Presentation/Discussion Time: 1 hour]
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- F. [ID 24-1557](#) Receive a report, hold a discussion, and give staff direction on pending City Council requests for:
1.) Allowing funds that roll off from incentives to be placed in the Catalyst Fund.
2.) Assessing changes that can be made to the building code to increase available renewable energy and to make it easier for residents to charge electric vehicles at their residence.
[Estimated Presentation/Discussion Time: 30 minutes]

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Ordinance 24-1725](#)
 - [Exhibit 3 - Presentation](#)
 - [Exhibit 4 - Catalyst Fund Work Session Presentation](#)
 - [Exhibit 5 - Catalyst Fund Ordinance 22-1803](#)
 - [Exhibit 6 - EV Work Session 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 24-2267](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087.

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

- B. [ID 24-2274](#) Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071. Deliberations regarding Real Property - Under Texas Government Code Section 551.072.

Receive information from staff containing public power information related to a Power Purchase Agreement between the City of Denton, as seller of power and electric energy services, and Core Scientific Inc.; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation. Discussion of potential real property acquisitions, where a public deliberation of such potential purchase would have a detrimental effect on the City's position in negotiations with a third party.

- C. [ID 24-2344](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Discussion of legal matters under Texas Government Code Section 551.071 regarding emergency water service provided to the Old Alton Drive neighborhood where public discussion of such 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. This agenda item is related to Work Session item ID 24-2213 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.

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. CONSIDERATION OF THE PUBLIC HEARING(S) WILL CONVENE AT 6:30 P.M.

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 – AR). 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 24-439](#) Consider approval of the minutes of the September 24, 2024 Special Called Meeting, October 8, 2024 Special Called Meeting, October 15, 2024 Regular Meeting, and October 22, 2024 Special Called Meeting.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - September 24, 2024 Minutes](#)
[Exhibit 3 - October 8, 2024 Minutes](#)
[Exhibit 4 - October 15, 2024 Minutes](#)
[Exhibit 5 - October 22, 2024 Minutes](#)
- B. [ID 24-506](#) Consider nominations/appointments to the City's Boards, Commissions, and Committees: Animal Shelter Advisory Committee; Board of Ethics; Denton Police Department Chief of Police Advisory Board; Historic Landmark Commission; Library Board; Parks, Recreation & Beautification Board; Public Utilities Board; Sustainability Framework Advisory Committee; and, Zoning Board of Adjustment.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Nominations List](#)
- C. [ID 24-2100](#) Consider approval of a resolution of the City of Denton providing the September 23, 2024 meeting absence by Public Utilities Board Member Lee Riback be excused; and providing an effective date.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution](#)
- D. [ID 24-2299](#) Consider approval of a resolution of the City of Denton establishing the 2025 City Council meeting schedule; and providing an effective date.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution](#)
- E. [ID 24-2092](#) Consider approval of a resolution of the City of Denton adopting the City of Denton's 89th State Legislative Program; and providing an effective date.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 89th State Legislative Program](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - October 22 Work Session Presentation](#)
- F. [ID 24-2275](#) 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 Council on July 20, 2021, in the not-to-exceed amount of \$550,000.00; amended by Amendments 1 and 2, approved by City Council; 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 7762 - providing for an additional third amendment expenditure amount not-to-exceed \$100,000.00, with the total contract amount

not-to-exceed \$950,000.00).

Attachments: [Exhibit 1 - AIS.pdf](#)
 [Exhibit 2 - Ordinance.pdf](#)

- G. [ID 24-2256](#) Consider approval of a resolution of the City of Denton adopting a new Policy No. 109.05 “Complaint Review, Investigation, and Corrective Action Against City Council Appointees” as a personnel policy for the organization and including it in the City of Denton Policies and Procedures; and declaring an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - New Policy No. 109.05](#)
 [Exhibit 4 - Administrative Procedures \(for reference\)](#)

- H. [ID 24-2012](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to modify an Interlocal Agreement with the Town of Little Elm, under the Government Code, Chapter 791.001, that authorizes City of Denton contracts for the purpose of providing public safety communication services to the Town of Little Elm, Texas; authorizing the expenditure of funds therefore; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Red-lined Interlocal Agreement](#)
 [Exhibit 3 - Ordinance and Interlocal Agreement](#)

- I. [ID 24-2082](#) Consider approval of a resolution of the City of Denton ratifying the submission of an application previously authorized to be submitted in Resolution 23-876 to the Texas Department of Transportation’s 2023 Transportation Alternatives Set-Aside (TA) Program in the total amount of \$13,714,880, including a local match of \$2,742,976, for the installation of 3.25 miles of the Pecan Creek Trail Shared Use Path; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Pecan Creek Trail Plan](#)

- J. [ID 24-2257](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an agreement between the City of Denton and the Greater Denton Arts Council, Inc., for the payment and use of hotel tax revenue in support of art exhibitions and programming; and providing an effective date. (\$260,400- Community Partnership Committee recommends approval 2-0)

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

- K. [ID 24-2261](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton and Denton County Friends of the Family for the 2025 Touch a Truck event sponsorship; and providing an effective date. (\$2,040 in cash sponsorship and \$1,120 in-kind services - Community Partnership Committee recommends approval 2-0)

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

[Exhibit 2 - Ordinance and Agreement](#)

- L. [ID 24-2103](#) Consider adoption of an ordinance of the City of Denton, Texas, establishing the schedule of rates for electric service; amending the energy cost adjustment and transmission cost recovery factor schedules; providing for a repealer; providing for a severability clause; and providing effective dates for this ordinance and the schedule or rates.

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

[Exhibit 2: Rate Ordinance Redline](#)

[Exhibit 3: Rate Ordinance](#)

- M. [ID 24-2123](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City and Interfaith Ministries of Denton, Inc. to provide Community Development Block Grant Funds for the demolition of a dilapidated structure in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$35,000.00; and providing an effective date. The Community Services Advisory Committee recommends approval (8-0).

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

[Exhibit 2 - 2024-25 CSAC Funding Recommendations and Descriptions](#)

[Exhibit 3 – Agency Ordinance-Agreement](#)

- N. [ID 24-2134](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute Amendment 1 to the funding agreement between the City and Grace Like Rain, Inc. DBA Giving Grace approved by City Council on January 24, 2023; Said first Amendment to extend the term of the agreement and to amend sections and exhibits as identified; and providing an effective date.

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

[Exhibit 2 - Ordinance and Amendment Family Hotel Voucher Program](#)

- O. [ID 24-2164](#) Consider adoption of an ordinance of the City of Denton granting the Denton Holiday Lighting Festival Association, Inc., a three- year noise exception for the Denton Holiday Lighting on Saturday, December 7, 2024, from 3 p.m. to 9 p.m., Saturday, December 6, 2025, 3 p.m. to 9 p.m., and Saturday, December 5, 2026, 3 p.m. to 9 p.m. at the Downtown Square, and surrounding streets; and providing an effective date.

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

[Exhibit 2- Ordinance](#)

- P. [ID 24-2174](#) Consider adoption of an ordinance of the City of Denton amending the Code of Ordinances, Chapter 23, Article IV (Police Initiated Towing Services), Chapter 23, Article V (Non-Consent Towing), and Chapter 18, Article IV, Division I, Section 18.104(a)(1-6) (Impoundment of Standing or Parked Vehicles - Fees); providing for a penalty in the maximum amount of \$500 for violations thereof; providing a severability clause; and providing an effective date.

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

- Q. [ID 24-2185](#) Consider adoption of an ordinance of the City of Denton approving an Airport Master Land Lease Agreement and subsequent Parcel Land Lease Agreements between the City of Denton, Texas and HC Aviation Property Holdings, Inc, at the Denton Enterprise Airport; authorizing the City Manager to execute the Airport Lease Agreement; and providing an effective date. Airport Advisory Board recommends approval (5-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Location Map](#)
[Exhibit 3 - Ordinance – Master Lease Agreement and related Parcel Agreement](#)
[Exhibit 4 - Lessee Information](#)

- R. [ID 24-2186](#) Consider adoption of an ordinance of the City of Denton approving an Assignment of Airport Lease from First Financial Resources, Inc. to DSR-Cherokee 180, LLC covering property at 910 Aeronca Lane, Denton, Texas at the Denton Enterprise Airport; authorizing the City Manager to execute the Assignment of Airport Lease; and providing an effective date. Airport Advisory Board recommends approval (5-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Location Map](#)
[Exhibit 3 - Request to Assign](#)
[Exhibit 4 - Ordinance - Consent to Lease Assignment](#)
[Exhibit 5 - LLC information](#)

- S. [ID 24-2205](#) Consider adoption of an ordinance of the City of Denton providing for acceptance of eligible 212.172 non-annexation agreement(s) for properties that do not have an agricultural, wildlife management, or timberland ad valorem tax exemption within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as PAA-4, an area of approximately 1,555 acres located on the south side of Milan Road, north of Loop 288, east of I-35; providing for severability; and providing an effective date. (24-2205)

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

- T. [ID 24-2206](#) Consider adoption of an ordinance of the City of Denton amending Ordinance No. 20-2072 providing for acceptance of additional eligible non-annexation agreements for agricultural, wildlife management or timberland use properties within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as DH-2 of approximately 258 acres located on the south side of University Drive, west and east sides of Thomas J. Egan Road, north of Jim Christal Road, and west of Masch Branch Road; providing for severability; and providing an effective date. (24-2206, Love)

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

[Exhibit 2 - Ordinance](#)

- U. [ID 24-2207](#) Consider adoption of an ordinance of the City of Denton providing for acceptance of an eligible non-annexation agreement for agricultural, wildlife management or timberland use property within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as DH-7, consisting of approximately 143 acres of land located on the east and north sides of Teasley Lane, south of Teasley Harbor Subdivision and west of Southlake Drive; providing for severability; and providing an effective date. (24-2207, Blankemeyer)

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

[Exhibit 2 - Ordinance](#)

- V. [ID 24-2208](#) Consider adoption of an ordinance of the City of Denton amending Ordinance No. 20-2079 providing for acceptance of additional eligible non-annexation agreements for agricultural, wildlife management or timberland use properties within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as DH-12, comprising of approximately 1,154 acres located on the south side of E. University Drive, east of N. Mayhill Road, north and south of Blagg Road, north and south of Mills Road, and east and west of S. Trinity Road; providing for severability; and providing an effective date. (CA24-2208, Emadiazar)

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

[Exhibit 2 - Ordinance](#)

- W. [ID 24-2209](#) Consider adoption of an ordinance of the City of Denton providing for acceptance of eligible 212.172 non-annexation agreement(s) for properties that do not have an agricultural, wildlife management or timberland ad valorem tax exemption within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as DH-12, consisting of approximately 1,154 acres of land located south of E. University Drive, east of N. Mayhill Road, north and south of Blagg Road, north and south of Mills Road, and east and west of S. Trinity Road; providing for severability; and providing an effective date. (24-2209-Gregg)

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

[Exhibit 2 - Ordinance](#)

- X. [ID 24-2210](#) Consider adoption of an ordinance of the City of Denton providing for acceptance of eligible 212.172 non-annexation agreement(s) for properties that do not have an agricultural, wildlife management or timberland ad valorem tax exemption within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as PAA-1, an area of approximately 1,171 acres located on the south side of Jim Christal Road, the north side of Tom Cole Road, west of Masch Branch Road; providing for severability; and providing an effective date. (24-2210 Schaffer)

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

[Exhibit 2 - Ordinance](#)

- Y. [ID 24-2211](#) Consider adoption of an ordinance of the City of Denton providing for acceptance of eligible 212.172 non-annexation agreement(s) for properties that do not have an agricultural, wildlife management or timberland ad valorem tax exemption within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as PAA-3, an area of approximately 1,075 acres located on the south side of Ganzer Road, north and south of Barthold Road, north of FM 1173, west of I-35; providing for severability; and providing an effective date. (24-2211)
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
- Z. [ID 24-2217](#) 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 Burns & McDonnell Engineering Company, Inc., to provide project support services and Maximo support specialists for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7804-015 - Professional Services Agreement for support services awarded to Burns & McDonnell Engineering Company, Inc., in the not-to-exceed amount of \$434,596.00).
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Contract](#)
- AA. [ID 24-2218](#) 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 Kirksey Architects, Inc., for design services for the Denton Municipal Electric Campus Masterplan project for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8376-001 - Professional Services Agreement for master plan design services awarded to Kirksey Architects, Inc., in the not-to-exceed amount of \$169,500.00).
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Contract](#)
- AB. [ID 24-2219](#) 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 Biggs & Mathews Environmental, Inc., for engineering services for the Solid Waste Chemicals and Recycling Center Facility Improvements for the Solid Waste Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-004 - Professional Services Agreement for engineering services awarded to Biggs & Mathews Environmental, Inc., in the not-to-exceed amount of \$131,000.00).
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Contract](#)
- AC. [ID 24-2229](#) 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 Sunbelt Pools, Inc., through the Buy Board Cooperative Purchasing Network Contract No. 701-23, for the supplies, services, equipment, and chemicals of all aquatic facilities for the Parks and Recreation and Warehouse Departments; providing for the expenditure of funds therefor; and providing an effective date (File 8688 - awarded to Sunbelt Pools, Inc., for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$4,950,000.00).

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

AD. [ID 24-2220](#) 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 Baker & Taylor, LLC through October 31, 2025, to continue the purchase of library print materials for the Denton Public Library; and declaring an effective date (File 7673 - extending a contract with Baker & Taylor, LLC, to October 31, 2025).

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

AE. [ID 24-2221](#) 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 Wilson Bauhaus Interiors LLC, an authorized dealer, through the Omnia Partners Contract Nos. R191802 Allsteel, R191811 National, R191803 Exemplis, & 2019.001896 Kimball Office, for procurement fulfillment of office furniture for the City of Denton for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 8498 - awarded to Wilson Bauhaus Interiors LLC, in the five (5) year not-to-exceed amount of \$3,000,000.00).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Pricing Sheets](#)
 [Exhibit 3 - Comparison](#)
 [Exhibit 4 - Ordinance](#)

AF. [ID 24-2222](#) 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 Action Target Inc., for the purchase and installation of filters with waste removal for the indoor gun range for the Police Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8619 - awarded to Action Target 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 \$213,785.66).

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

- AG.** [ID 24-2223](#) 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 Whirlix Design, Inc., through the Buy Board Cooperative Purchasing Network Contract No. 679-22, for the construction of a playground and shade at Bidly Bye Park for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 8663 - awarded to Whirlix Design, Inc., in the not-to-exceed amount of \$279,173.00).

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

- AH.** [ID 24-2225](#) 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 Metro Golf Cars, Inc., through The Interlocal Purchasing System (TIPS) Cooperative Program Contract No. 210802 for utility vehicles for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8672 - awarded to Metro Golf Cars, 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 \$600,000.00).

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

- AI.** [ID 24-2226](#) 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 Berry, Dunn, McNeil & Parker, LLC dba BerryDunn, through The Interlocal Purchasing System (TIPS) Cooperative Program Contract No. 230601 for a feasibility study of the Customer Information Service and Utility Billing systems for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8684 - awarded to Berry, Dunn, McNeil & Parker, LLC dba BerryDunn, in the not-to-exceed amount of \$83,700.00).

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

- AJ.** [ID 24-2228](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 7 to the Design-Build Agreement between the City of Denton and Beta Engineering, LLC, for the design and construction of the Hickory Gas Insulated Substation for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7670 - Change Order No. 7, in the not-to-exceed amount of \$1,087,043.85, for a total contract award aggregated to \$43,389,120.11).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Original Ordinance, Contract, Ordinances and Change Orders 1-6](#)
[Exhibit 3 - Ordinance and Change Order 7](#)

AK. [ID 24-2233](#) 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 Invoice Cloud, Inc., amending the contract approved by City Council on September 28, 2021, in the not-to-exceed amount of \$1,500,000.00; said first amendment to provide additional funding for charges through the contract term for online billing portal and payment services for the Customer Service Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7697 - providing for an additional first amendment expenditure amount not-to-exceed \$375,000.00, with the total contract amount not-to-exceed \$1,875,000.00).

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

AL. [ID 24-2234](#) 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 Mansfield Oil Co. of Gainesville, Inc., through the Sourcewell Cooperative Purchasing Network Contract No. 121522-MNF, for Fleet Fuel Cards for city wide use for the Procurement and Fleet Departments; authorizing the expenditure of funds therefor; and providing an effective date (File 8549 - awarded to Mansfield Oil Co. of Gainesville, 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 \$1,675,000.00).

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

AM. [ID 24-2240](#) 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 Flow-Line Construction, Inc., for the construction of the Granada Sanitary Sewer Improvements and Lift Station Decommissioning Project for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8573 - awarded to Flow-Line Construction, Inc., in the not-to-exceed amount of \$1,487,590.50).

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

AN. [ID 24-2246](#) 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 Weaver Consultants Group, LLC, for the operation and maintenance of the Landfill Gas Collection and Control System as set forth in the

contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-005 - Professional Services Agreement for operation and maintenance services awarded to Weaver Consultants Group, LLC, in the not-to-exceed amount of \$52,200.00).

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

[Exhibit 2 - Ordinance and Contract](#)

- AO. [ID 24-2297](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive bids under IFB 8546 for Power Transformer Disposal (Scrap); and providing an effective date (IFB 8546).

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

[Exhibit 2 - Ordinance](#)

- AP. [ID 24-2242](#) 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 Denco Area 9-1-1 District (“Denco”), under the Texas Government Code, Chapter 791, to authorize the City of Denton’s contract use of Denco’s annex for a backup emergency communication center and information technology support space; providing for a repealer; and declaring an effective date.

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

[Exhibit 2: Ordinance](#)

- AQ. [ID 24-2244](#) 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 Denton Independent School District (DISD), under the Texas Government Code, Chapter 791, to authorize DISD to use the City of Denton’s P25 Radio System; providing for a repealer; and declaring an effective date.

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

[Exhibit 2: Ordinance.pdf](#)

- AR. [ID 24-2253](#) Consider approval of a resolution of the City of Denton establishing Policy “Covered Applications” prohibiting the use of certain social media applications and services on devices owned or leased by the City; and declaring an effective date.

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

[Exhibit 2: Covered Applications Policy.pdf](#)

[Exhibit 3: Resolution.pdf](#)

5. PUBLIC HEARINGS

- A. [MPA24-0002](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the Mobility Plan to amend the functional classification of Underwood Road from Primary Arterial to Secondary Arterial between Airport Road and the future southern extension of H Lively Road and to

remove a portion of future Amyx Road between C Wolfe Road and the future western extension of Loop 288. The general area of change is located west of Interstate 35W, south of Airport Road, east of C Wolfe Road, and north of Old John Paine Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official mobility plan; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted 5-0 to recommend approval of the request. Motion for approval by Commissioner Pruett and seconded by Commissioner Thaggard. (MPA24-0002b, Underwood Road and Amyx Road Mobility Plan Amendment, Sahar Esfandyari)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Cole Ranch Technical Memorandum](#)

[Exhibit 4 - Mobility Plan Roadway Classification](#)

[Exhibit 5 - Existing Mobility Plan Thoroughfare Map](#)

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

[Exhibit 7 - Proposed Mobility Plan Thoroughfare Map](#)

[Exhibit 8 - Notification Map and Responses](#)

[Exhibit 9 - Presentation](#)

[Exhibit 10 - Draft Ordinance](#)

- B. [MPA24-0004](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan. The amendment includes but is not limited to downgrading the current road classification of a future Hummingbird Lane section from Secondary Arterial to Collector. The proposal is generally located east of the intersection of Hummingbird Lane and North Loop 288 and extends east toward the intersection of Mills Road and North Mayhill Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official mobility plan; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted 5-0 to recommend approval of the request. Motion for approval by Commissioner Pruett and seconded by Commissioner Padron. (MPA24-0004b, Hummingbird Lane Road Classification, Sahar Esfandyari)

- Attachments:
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Staff Analysis](#)
 - [Exhibit 3 - Future Land Use Map](#)
 - [Exhibit 4 - Mobility Plan Roadway Classification](#)
 - [Exhibit 5 - Existing Mobility Plan Thoroughfare Map](#)
 - [Exhibit 6 - Proposed Mobility Plan Thoroughfare Map](#)
 - [Exhibit 7 - Notification Map and Responses](#)
 - [Exhibit 8 - Presentation](#)
 - [Exhibit 9 - Draft Ordinance](#)

- C. [ID 24-2182](#) 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 3.739 acres of city park land, located within Denia Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District Borman Elementary School and (2) finding that all reasonable and planning has been done to minimize harm to the land as a park; and providing an effective date. (The Parks, Recreation and Beautification Board recommends approval with a vote of 5-0).

- Attachments:
- [Exhibit 1- Agenda Information Sheet](#)
 - [Exhibit 2-Ordinance](#)
 - [Exhibit 3- Presentation](#)
 - [Exhibit 4- Proposed Land Exchange](#)
 - [Exhibit 5- Chapter 26 Parks and Wildlife Code Statute](#)
 - [Exhibit 6- DISD Request Letter](#)

- D. [ID 24-2015](#) 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 1.054 acres of City Park land for a sanitary sewer easement, located within a portion of Sagebrook Park in the City of Denton, Denton County, Texas, for the purpose of installing and maintaining an underground sanitary sewer line for the Dentex Development, and (2) finding that all reasonable planning has been done to minimize harm to the land as a park and providing an effective date. (Parks, Recreation and Beautification Board recommended approval with a vote of 5-0.)

- Attachments:**
- [Exhibit 1- Agenda Information Sheet](#)
 - [Exhibit 2- Ordinance](#)
 - [Exhibit 3- Presentation](#)
 - [Exhibit 4 - Park Land Easement Exhibit](#)
 - [Exhibit 5 - Permanent Easement Legal Survey](#)
 - [Exhibit 6 - Temporary Easement Legal Survey](#)
 - [Exhibit 7 - Dentex Sewer Hardship Letter](#)
 - [Exhibit 8- Park Dedication Plat](#)
 - [Exhibit 9- City of Denton Water Utilities Support Letter](#)
 - [Exhibit 10- Park Development Agreement](#)

- E. [Z24-0014a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a change in the zoning district and use classification from Rural Residential (RR) District to Public Facilities (PF) District on approximately 40.00 acres of land generally located 3,075 feet south of Jim Christal Road and approximately 850 feet west of Tom Cole Road, in the City of Denton, Denton County, Texas; adopting an amendment to the city's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (5-0) to recommend approval of the request. Motion for approval by Commissioner Villareal and second by Commissioner Pruett. (Z24-0014a, Denton Energy Center, Matt Bodine)

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

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [A24-0003c](#) Conduct the second of two readings of an ordinance of the City of Denton, Texas annexing approximately 0.039 acres of land, generally located west of Teasley Lane and approximately 170 feet north of Leatherwood Lane to the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A24-0003c, 5702 Teasley Lane, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Future Land Use Map](#)
[Exhibit 4 - Current Zoning Map](#)
[Exhibit 5 - Draft Annexation Ordinance](#)
[Exhibit 6 - Presentation](#)

- B. [ID 24-2260](#) Consider adoption of an ordinance of the City of Denton approving an economic development agreement under chapter 380 of the Local Government Code to promote economic development and to stimulate business activity and economic growth of the City of Denton, between the City of Denton and Bloomfield Homes, L.P. regarding the expansion of operations and increase in tax revenue in the City of Denton; authorizing the expenditure of funds therefor; and providing an effective date.

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

- C. [ID 24-1861](#) 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 HM & MF, Ltd., dba Muckleroy & Falls, for construction services of the Denton Solid Waste Fleet Shop project for the Capital Projects and Fleet Services Departments; providing for the expenditure of funds therefor; and providing an effective date (CSP 8570 - awarded to HM & MF, Ltd., dba Muckleroy & Falls, in the not-to-exceed amount of \$9,557,446.50). The Public Utilities Board recommends approval (4 - 0).

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

- D. [ID 24-2224](#) 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 Axon Enterprise, Inc. through the Sourcewell Cooperative Purchasing Network Contract No. 101223-AXN, for the purchase of Axon Systems, including camera system, software license and storage, peripherals, warranty, maintenance, and installation services for the Police Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8666 - awarded to Axon Enterprise, Inc., in the five (5) year not-to-exceed amount of \$9,336,464.00).

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

- E. [ID 24-2241](#) 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 Wells Fargo Merchant Services, L.L.C., for debit/credit card processing for the Finance Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8601 - awarded to Wells Fargo Merchant Services, L.L.C., in the five (5) year not-to-exceed amount of \$10,000,000.00).

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

- F. [ID 24-1876](#) Consider adoption of an ordinance of the City of Denton, A Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute Amendment number four (4) to the Power Purchase Agreement between the City and Core Scientific Inc., a Delaware Corporation; providing for an effective date.

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

- G. [ID 24-1881](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation ("The City"), authorizing the City Manager to execute a Third Amendment to the Lease Agreement between the City and Core Scientific Inc., a Delaware Corporation; providing for an effective date.

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

- H. [ID 24-2273](#) Consider adoption of an ordinance of the City of Denton, Texas a home-rule municipal corporation, authorizing the City Manager to execute an Agreement for Value Loss Consideration with Core Scientific, Inc., a Delaware Corporation; and providing an effective date.

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

- I. [ID 24-2122](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Temporary Construction Easement between the City and Core Scientific Inc., a Delaware Corporation; providing for an effective date.

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

- J. [ID 24-2180](#) Consider adoption of an ordinance of the City of Denton, Texas authorizing the execution of a Development Agreement with TCCI Churchill, LLC and Ponder Farms Municipal Utility District of Denton County relating to the Churchill East development, encompassing approximately 274.991 acres of land located north of FM 2449 and east and south of T N Skiles Road, within Division 1 of the extraterritorial jurisdiction of the City of Denton, Texas; and other related matters;

and providing an effective date.

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

- K.** [ID 24-2181](#) Consider adoption of an ordinance of the City of Denton, Texas (“City”) authorizing the execution of a Utility Service Agreement with TCCI Churchill LLC (“Owner”) and Ponder Farms Municipal Utility District of Denton County (“District”) concerning retail water and wastewater service by the City to future customers within approximately 274.991 acres of land generally located north of FM 2449 and east and south of T N Skiles Road (“Property”); effluent ownership; sale of groundwater rights; and other related matters; and providing an effective date.

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

- L.** [ID 24-2337](#) Consider adoption of an ordinance of the City of Denton, Texas (“City”) authorizing the execution of a Utility Service Agreement with TCCI Churchill LLC (“Owner”) and Ponder Farms Municipal Utility District of Denton County (“District”) concerning retail water and wastewater service by the City to future customers within approximately 264.042 acres of land generally located north of FM 2449 and south of T N Skiles Road, and east of FM 156 (“Property”); effluent ownership; sale of groundwater rights; and other related matters; and providing an effective date.

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

- M.** [ID 24-2338](#) Consider adoption of an ordinance of the City of Denton, Texas (“City”) authorizing the execution of a Utility Service Agreement with TCCI Ponder Farms 2021 LLC (“Owner”) and Ponder Farms Municipal Utility District of Denton County (“District”) concerning retail water and wastewater service by the City to future customers within approximately 154.425 acres of land generally located south of FM 2449, east of Robinson Road, north of Seaborn Road, and west of Florance Road (“Property”); effluent ownership; sale of groundwater rights; and other related matters; and providing an effective date.

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

- N.** [ID 24-2339](#) Consider adoption of an ordinance of the City of Denton, Texas (“City”) authorizing the execution of a Utility Service Agreement with TCCI Ponder WPP LLC (“Owner”) and Ponder Farms Municipal Utility District of Denton County (“District”) concerning retail water and wastewater service by the City to future customers within approximately 31.434 acres of land generally located south of Blair Road, north of Eakin Cemetery Road, and east of FM 156 (“Property”); effluent ownership; sale of groundwater rights; and other related matters; and providing an effective date.

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

- O. [ID 24-2340](#) Consider adoption of an ordinance of the City of Denton, Texas (“City”) authorizing the execution of a Utility Service Agreement with TCCI Webster Farms LLC (“Owner”) and Ponder Farms Municipal Utility District of Denton County (“District”) concerning retail water and wastewater service by the City to future customers within approximately 102.177 acres of land generally located south of Seaborn Road, west of Florance Road, and north of Blair Road (“Property”); effluent ownership; sale of groundwater rights; and other related matters; and providing an effective date.

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

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 November 15, 2024, 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.