



City of Denton

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

Meeting Agenda City Council

Tuesday, June 3, 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, 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 25-463](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 24-1910](#) Receive a report, hold a discussion and give staff direction regarding updates to the Denton Renewable Resource Plan.

[Estimated Presentation/Discussion Time: 60 minutes]

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution No. 18-085](#)
 [Exhibit 3 - Resolution No. 20-249](#)
 [Exhibit 4 - Guide to Making Claims About Your Solar Power Use \(EPA\)](#)
 [Exhibit 5 - Letter from Energy Risk Consulting](#)
 [Exhibit 6 - Presentation](#)

- B. [ID 25-766](#) Receive a report, hold a discussion, and give staff direction regarding an update to the Special Event Schedule of Fees for City Departments. (Community Partnership Committee approved the recommendation).

[Estimated Presentation/Discussion Time: 60 minutes]

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - Fiscal Year 2024-25 HOT and Sponsorship Awards](#)

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 25-859](#) Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086.

Receive information from staff regarding the Denton Renewable Resource Plan and the engagement of principal agent services for the purpose of negotiating power purchase agreements that include public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same.

- B. [ID 25-909](#) 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 Jupiter Compound 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 Jupiter Compound.

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. 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 25-1053](#) Ms. Barbara Kuzma regarding lack of tornado sirens.
- B. [ID 25-1054](#) Ms. Tracy Duckworth regarding homelessness.
- C. [ID 25-1058](#) Ms. Barbara Owens regarding the negative environmental impact of current developments in Denton.

- D. [ID 25-1061](#) Mr. James Jackson regarding Pridenton and Pride Month.

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.

3. CONSENT AGENDA

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

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

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – R). 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 25-060](#) Consider approval of the minutes of the May 20, 2025 Regular Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - May 20, 2025 Minutes](#)

- B. [ID 25-999](#) Consider approval of a resolution of the City of Denton excusing the May 19, 2025, meeting absence of a Zoning Board of Adjustment Member; and providing an effective date.

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

- C. [ID 25-1000](#) Consider approval of a resolution of the City of Denton excusing the May 19, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.

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

- D. [ID 25-1002](#) Consider approval of a resolution of the City of Denton excusing the April 28, 2025, the May 5, 2025, and the May 19, 2025, meeting absences of a Public Utilities Board Member; and providing an effective date.

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

- E. [ID 25-981](#) Consider appointment of a Board Chair to the Tax Increment Reinvestment Zone Number Two Board of Directors.

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

- F. [ID 25-880](#) Consider approval of a resolution of the City of Denton amending Policy No. 106.04 “Overtime” to revise various provisions including changes to the calculation of overtime for non-exempt employees, ensuring that overtime is based on hours worked beyond 40 hours per workweek. Additionally, the policy defines overtime calculations for civil service employees; and declaring an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Revised Policy 106.04 Overtime](#)

- G. [ID 25-945](#) Consider adoption of an ordinance of the City of Denton granting the Denton Juneteenth Celebration Committee a three-year noise exception for the Denton Juneteenth Celebration to be held on June 20-22, 2025, June 19-21, 2026, and June 18-20, 2027, at Fred Moore Park; and providing an effective date.

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

- H. [ID 25-980](#) Consider adoption of an ordinance of the City of Denton, authorizing the city manager to enter into an agreement between the City and Denton Independent School District to provide summer breakfasts and lunches to children enrolled in the City of Denton Parks and Recreation summer camp program at no charge to said recipients at designated Denton Independent School District sites and City of Denton Parks and Recreation facility sites; and providing an effective date.

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

- I. [ID 25-881](#) Consider approval of a resolution of the City of Denton amending Policy No. 109.01 “Corrective Action” to provide revised information on the implementation of performance improvement plans and clearly defines the roles and responsibilities of supervisors and employees within the corrective action process to ensure transparency and fairness; and declaring an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Revised Policy No.109.01 Corrective Action](#)

- J. [ID 24-2550](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City and Denton County Friends of the Family to provide Community Development Block Grant funds for pre-development costs for the construction of the Family Justice Center in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$117,212.13; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 – DCFOF Justice Center Ordinance-Agreement](#)
 [Exhibit 3 – DCFOF Request for Extension](#)
 [Exhibit 4 – Ordinance 22-876 and 23-1097](#)

- K. [ID 25-992](#) 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 Raftelis Financial Consultants, Inc., for the Water, Wastewater, and Drainage Utilities Cost of Service Study for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8738 - Professional Services Agreement for a Cost of Service Study awarded to Raftelis Financial Consultants, Inc., in the five (5) year not-to-exceed amount of \$689,803.00). The Public Utilities Board recommends approval (4 - 0).

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

- L. [ID 25-993](#) 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 Flowpoint Environmental Systems, Inc., for a bulk-fill station for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8750 - awarded to Flowpoint Environmental Systems, 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 \$94,000.00). The Public Utilities Board recommends approval (4 - 0).

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

- M. [ID 25-994](#) 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 Samsara Inc. through the Sourcewell Cooperative Purchasing Network Contract No. 020221, for the Samsara Camera Software System for the Solid Waste and Recycling Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8679 - awarded to Samsara 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 \$434,929.00). The Public Utilities Board recommends approval (4 - 0).

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

- N. [ID 25-885](#) Consider approval of a resolution of the City of Denton amending Policy No. 109.04 “Reduction In Force” to provide clarification on employee appeal rights, decision-making criteria, and budgetary considerations related to implementing a reduction in force; and declaring an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Revised Policy No.109.04 Reduction in Force](#)

- O. [ID 25-995](#) 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 HOAR Program Management, LLC, for project management services for the Fleet Services HVAC Upgrade for the Facilities Management Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8245-005 - Professional Services Agreement for project management services awarded to HOAR Program Management, LLC, in the not-to-exceed amount of \$141,844.00).

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

- P. [ID 25-996](#) 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 AssetWorks Inc., for asset management software for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8660 - awarded to AssetWorks 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 \$757,144.00).

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

- Q. [ID 25-998](#) 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 Entech Sales and Service, LLC, through the Buy Board Cooperative Purchasing Network Contract No. 733-24, for the maintenance, repair, inspection, and replacement of AAON, Seresco, LG, and Johnson Controls, heating, ventilation, and air conditioning (HVAC) units for various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 8835 - awarded to Entech Sales and Service, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$2,486,268.00).

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

[Exhibit 2 - Ordinance and Contract](#)

- R. [ID 25-886](#) Consider approval of a resolution of the City of Denton amending Policy No. 109.03 “Appeals” to revise various provisions and to enhance employees’ understanding of their rights to appeal corrective actions when applicable; and declaring an effective date.

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

[Exhibit 2 - Resolution](#)

[Exhibit 3 - Revised Policy 109.03 Appeals](#)

4. PUBLIC HEARINGS

- A. [PD23-0001e](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 2 (R2) district to an Overlay Planned Development with a base zoning of Mixed-Use Neighborhood (PD-MN) and Residential 2 (PD-R2) on approximately 195 acres of land generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas; adopting an amendment to the City’s official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend denial of the request. Motion for denial by Commissioner Dyer and seconded by Commissioner Riggs. (PD23-0001e, Denton 195 Planned Development Overlay, Angie Manglaris) A SUPERMAJORITY VOTE OF THE CITY COUNCIL IS REQUIRED TO APPROVE THIS ZONING CHANGE REQUEST.

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Revised Zoning Exhibit](#)

[Exhibit 5 - Initial Zoning Exhibit \(Presented to the Planning and Zoning Commis](#)

[Exhibit 6 - PD Development Regulations](#)

[Exhibit 7 - Existing Zoning Map](#)

[Exhibit 8 - Proposed Zoning Map](#)

[Exhibit 9 - Future Land Use Map](#)

[Exhibit 10 - Comparison of Allowed Uses](#)

[Exhibit 11 - Notification Map and Response](#)

[Exhibit 12 - LLC Members List](#)

[Exhibit 13 - Draft Ordinance](#)

[Exhibit 14 - Presentation](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-997](#) 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 Siddons Martin Emergency Group, LLC, through the Buy Board Cooperative Network Contract Nos. 698-23, 745-24, 746-24, and an authorized dealer for Skeeter Emergency Vehicles, LLC, through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. FS12-23, for the purchase and repairs of fire apparatus and equipment for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8814 - awarded to Siddons Martin Emergency Group, 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 \$28,003,500.00).

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

6. CONCLUDING ITEMS

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

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

C E R T I F I C A T E

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 30, 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.