

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON ESTABLISHING A MAIN STREET ADVISORY BOARD TO ADVISE THE CITY COUNCIL ON MATTERS RELATING TO THE CITY OF DENTON MAIN STREET PROGRAM INCLUDING DOWNTOWN REVITALIZATION, ECONOMIC DEVELOPMENT, DESIGN IMPROVEMENTS, PROMOTION STRATEGIES, AND PRESERVATION EFFORTS; PROVIDING FOR ITS PURPOSE, POWERS, AND DUTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, since 1990, the City of Denton (City) has administered a Downtown Development Program (“Program”), using the National Main Street methodology, in conjunction with the Texas Historical Commission (“THC”); and

WHEREAS, the City maintains an agreement with the THC pursuant to which the City participates as an official “Texas Main Street City”, which agreement requires that the City establish and maintain a Main Street local advisory board to “direct priorities of the program, provide human and fiscal support to program planning and activities, and advocate for the livelihood of the Local Program”; and

WHEREAS, the Program is guided by the Four Point Main Street Approach, a nationally recognized framework that integrates Organization, Economic Vitality, Design, and Promotion to build a comprehensive and sustainable strategy for downtown revitalization, ensuring coordinated efforts that enhance the economic, cultural, and historic vitality of Denton’s downtown district; and

WHEREAS, the Program emphasizes downtown economic revitalization through preservation and rehabilitation of historic buildings in order to provide the necessary image for the downtown area and serve as a unifying factor to encourage area merchants and building owners to reinvest in downtown; and

WHEREAS, the City seeks to formalize the structure and appointment process for the Denton Main Street Advisory Board in order to ensure a diverse and knowledgeable membership, improve administrative efficiency, and support timely appointments and reappointments; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitations which are set forth above in this Ordinance are found to be true and are expressly incorporated by reference as if fully stated below in this Ordinance.

SECTION 2. There is hereby created The Denton Main Street Advisory Board (the “Board”) to provide guidance, insight, and community-based recommendations to support the mission of the City of Denton’s Main Street Program. The board shall advise on issues related to Downtown revitalization, Economic Development, Design Improvements, Promotion

Strategies, and Preservation efforts.

### SECTION 3. Service Area

(a) The geographic focus of the Board shall be the Main Street District, defined as:

(1) The collective body comprised of all business and governmental entities and individuals that own or lease real property, maintain a place of business, or that reside within the geographical boundaries set forth herein; or

(2) The physical area as defined by the boundaries set forth herein.

Geographical boundaries of the Main Street District: The Main Street District shall constitute all of that area within the City of Denton, Denton County, Texas bounded by the line commencing at Quakertown Park on North Bell Avenue, thence west on Withers Street to Oakland Street, thence Northwesterly along Oakland Street to North Locust Street, thence North on North Locust Street to West University Drive, thence West on West University Drive to Carroll Boulevard, thence South on Carroll Boulevard to Eagle Drive, thence East on Eagle Drive to the T.P. & M.K.T. Railroad, thence Northeasterly along the T.P. & M.K.T. Railroad, to Sycamore Street, thence East to Exposition Street, thence North to McKinney Street, to Bell Place, thence North on Bell Place to North Bell Avenue. The organizations, activities and programs shall primarily serve this area, as illustrated in Appendix A.

### SECTION 4. Membership and tenure

(a) The Board shall serve solely in an advisory or capacity and exercise only those powers, advisory in nature, that are granted to it by ordinance or delegated by the City Council. The Board will comply with all applicable policies and procedures outlined in the City of Denton Handbook for Boards, Commissions, and Council Committees (the "Handbook"), including but not limited to requirements regarding ethics, conflicts of interest, and the Texas Open Meetings Act.

(b) The Board shall consist of seven (7) voting members and two (2) non-voting ex-officio members who are appointed by the City Council. Membership of the Board shall consist of the following:

- (1) Historic Preservation or HLC Representative
- (2) Greater Denton Arts Council Executive Director (GDAC)
- (3) Downtown Denton Foundation Leadership/Staff
- (4) Main Street District Property Owner
- (5) Main Street District Business Owner
- (6) Main Street District Business Owner

- (7) Hospitality and Tourism Representative
- (8) Ex-Officios
  - a. Denton County Representative
  - b. University Representative

(c) The terms of the board members shall be two-year terms. A board member may serve no more than three consecutive terms. At the first meeting, the board members will draw lots to establish the staggering of terms with three of the board members serving an initial term of one year. The City Council shall designate a member of the board to serve as the chairman of the board, and the board shall elect from its members a vice chairman and other officers as it sees fit.

(d) Any Board member may be removed from office by the City Council for cause deemed by the City Council as sufficient for their removal in the interest of the public.

(e) In the event of the vacancy caused by resignation, death, or removal for any reason, of a Board member, the City Council may fill that vacancy at its discretion. The term of a Board member appointed to fill a vacancy shall be for the remainder of the unexpired term for the vacant seat. The completion of an unexpired term of less than one (1) year shall not count as a term for the purpose of calculating a Board member's term limit.

#### SECTION 5. Regular and Special Meetings.

Regular and special meetings of the Board shall be held at such times and places in the City of Denton as determined by the Board. The Board shall meet at least quarterly, with additional meetings scheduled as necessary to conduct Board business. Notice of all regular and special meetings of the Board and its committees shall be posted in accordance with Chapter 551 of the Texas Government Code (Texas Open Meetings Act). At least one annual meeting shall be held each year, to occur in either December or at another time specified by the Board based on the applicable fiscal or City calendar.

#### SECTION 6. Quorum.

A majority of the nine (7) voting members, being four (4) members, shall constitute a quorum for conducting business at a meeting of the Board. The action of a majority of the members present at a meeting at which quorum is established shall constitute the action of the Board, unless a greater number is required by law.

#### SECTION 7. Conduct of Business.

- (a) At meetings of the Board, matters related to the purpose of the Main Street Program shall be considered in the order determined from time to time by the Board.
- (b) At all meetings of the Board, the Chair shall preside. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair.

- (c) The Secretary of the Board shall keep the minutes of all meetings of the Board in books provided for the purpose, he/she shall have charge of such books, records, documents, and instruments as the Board may direct, all of which shall at all reasonable times be open to inspection, and he/she shall in general perform all duties incident to the office of secretary subject to the control of the City Council and the Board. In the absence of the Secretary, the presiding officer may appoint another individual to act as secretary for that meeting. The function of Secretary may be performed by City Staff.
- (d) Within five (5) days following each regular, special, or emergency meeting, a copy of the approved minutes shall be submitted to the City Secretary's Office.

SECTION 8. Powers and Duties of the Chair.

The Chair shall be a member of the Board and shall preside at all meetings of the Board.

SECTION 9. Vice Chair.

The Vice Chair shall be a member of the Board and shall exercise the powers of the Chair during that officer's absence or inability to act. Any action taken by the vice chair in the performance of the duties of the Chair shall be conclusive evidence of the absence or inability to act of the Chair at the time such action was taken.

SECTION 10. Secretary.

- (e) The secretary shall keep the minutes of all meetings of the Board in books provided for purpose, they shall have charge of such books, records, documents, and instruments, all of which shall at all reasonable times be open to inspection, and they shall in general perform all duties incident to the office of secretary subject to the control of the City Council. The function of Secretary shall be performed by City Staff to ensure records are maintained in accordance with the requirements of the City Secretary's Office.

SECTION 11. Ex-Officio.

Ex-Officio members serve on the Board in a non-voting capacity to provide guidance, expertise, and continuity between the Main Street Program and key partner agencies or institutions. Ex-Officios shall not have voting rights and shall not be counted toward quorum. However, they are encouraged to attend board meetings, participate in discussions, and serve on committees as appropriate.

SECTION 12. Resignations.

A Board member may resign at any time. Such resignation shall be made in writing and shall take effect immediately, pursuant to the Handbook.

SECTION 13. The sections, paragraphs, sentences, clauses, and phrases of this ordinance are

severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinances shall be declared unconstitutional or invalid by the judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance.

SECTION 14. Any matters not addressed by this ordinance shall be governed by the Code of Ordinances of the City of Denton (the “Code”) and the Handbook. The terms of this ordinance shall control over conflicting provisions of the Code and the Handbook.

SECTION 15. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the ordinance was passed and approved by the following vote [\_\_- \_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

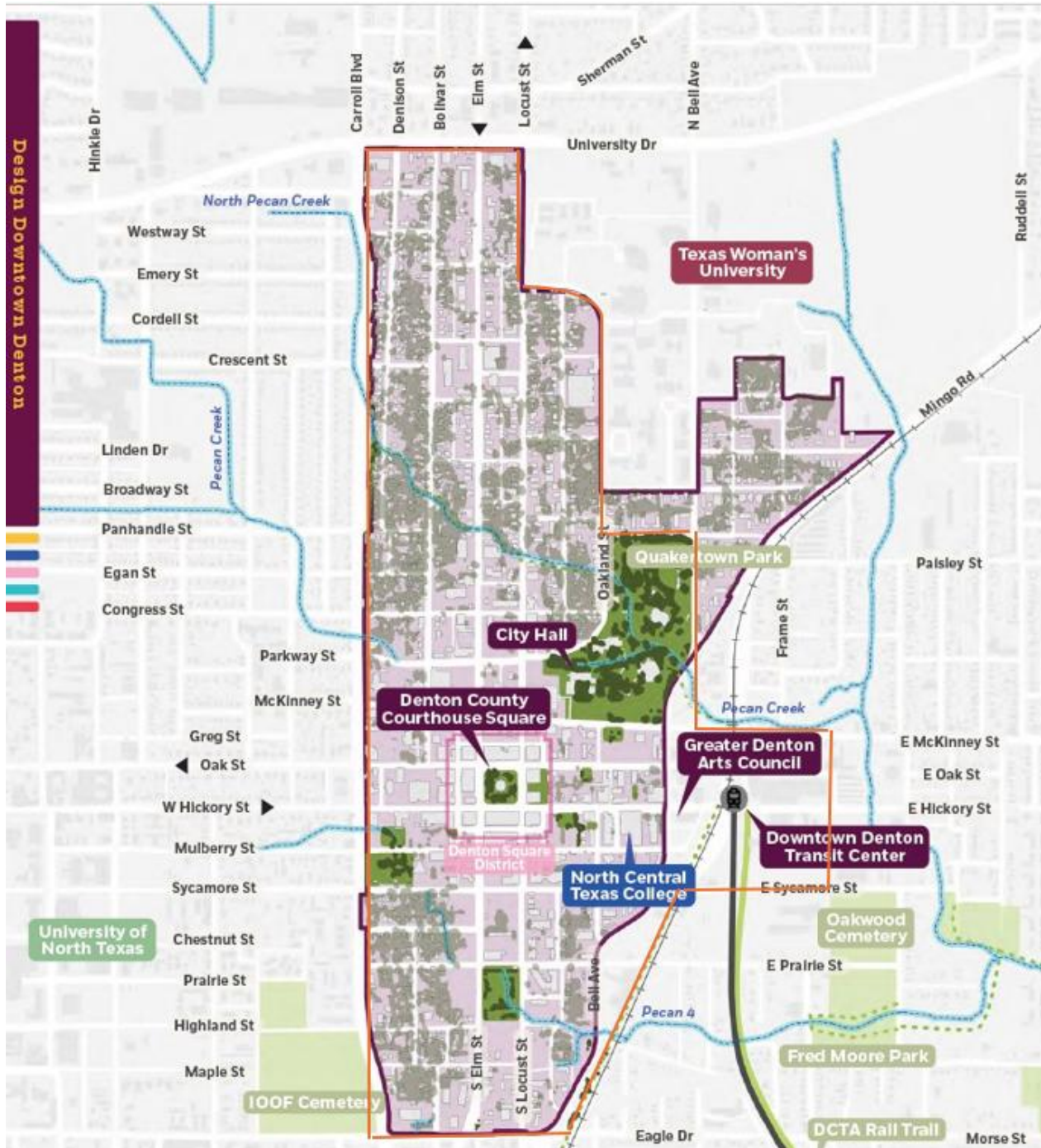
ATTEST:  
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: Scott Bray Scott Bray  
Deputy City Attorney

Appendix A



Purple Boundary: Design Downtown Plan  
Orange Boundary: Current Main Street Boundary