



# City of Denton

## Meeting Agenda

### City Council

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

---

Tuesday, July 16, 2024

2:00 PM

Council Work Session Room  
&  
Council Chambers

---

**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**

**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 regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the City Secretary prior to the item being called.

##### **2. In Person for Public Hearing Items:**

For public hearing items, speaker cards are encouraged but not required.

**3. eComment:**

The agenda is posted online at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings). Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the City Council immediately upon submission and recorded by the City Secretary into the Minutes of the Meeting.

**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](http://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, July 16, 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 utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL detailed at the beginning of this agenda. Registration is required prior to the time the City Council considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

**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 24-473](#) Meeting Questions, Responses & Handouts**

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

**3. Work Session Reports**

- A. [ID 24-225](#) Receive a report, hold a discussion, and give staff direction regarding the Fiscal Year 2024-25 preliminary Capital Improvement Program.  
[Estimated Presentation/Discussion Time: 45 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2. Capital Project Presentation](#)
- B. [ID 24-020](#) Receive a report, hold a discussion and give staff direction regarding the Water and Wastewater Impact Fee Study Update.  
[Estimated Presentation/Discussion Time: 1 hour]  
**Attachments:** [Exhibit 1: Agenda Information Sheet](#)  
[Exhibit 2: Presentation](#)
- C. [ID 24-1316](#) Receive a report, hold a discussion regarding Rayzor Ranch Build-Out & Public Improvement District. [Estimated Presentation/Discussion Time: 30 minutes]  
**Attachments:** [Exhibit 1 -Agenda Information Sheet](#)  
[Exhibit 2 - Presentation Rayzor Ranch](#)
- D. [ID 24-1317](#) Receive a report and hold a discussion on the three potential organizational structure options for the growing City of Denton Convention and Visitors Bureau  
[Estimated Presentation/Discussion Time: 1 hour]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)
- E. [ID 24-1005](#) Receive a report, hold a discussion, and give staff direction on pending City Council requests for:  
1. Request for a work session to reconsider proposed changes to the Two-Minute Pitch process.  
[Estimated Presentation/Discussion Time: 30 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance 23-1431](#)  
[Exhibit 3 - 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 24-1331](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.  
  
Consult with the City’s attorneys on the legal status, expenses, strategy and options for resolution of litigation in Cause No. DC-22-17013, styled “City of Denton, Texas, acting

by and through its Electric Utility Department, Denton Municipal Electric v. Delilah Solar Energy, LLC and Samson Solar Energy, LLC, pending in the 192nd District Court, Dallas County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.

B. [ID 24-1332](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 24-1005-481, styled "State of Texas v. City of Denton; Gerard Hudspeth, Mayor of Denton; Brian Beck, Mayor Pro Tem of Denton; Vicki Byrd, Paul Meltzer, Joe Holland, Brandon Chase McGee, and Chris Watts, Members of the City Council of Denton; Sara Hensley, City Manager of Denton; and Doug Shoemaker, Chief of Police of Denton; in their official capacities" pending in the 481st District Court, Denton County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.

C. [ID 24-1398](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 23-11633-442, styled "Antonee Bean, Individually and as Next Friend of R.B., a Minor v. City of Denton" pending in the 442nd District Court, Denton County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the 'Public Power Exception'). The City Council reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

**NOTE: Any item for which a formal action at the Regular Meeting has been taken by Council may be subject to a request for a motion for reconsideration at any time during the meeting, at the Concluding Items Section, or after the meeting. In order to comply with the Texas Open Meetings Act, a request for a motion for reconsideration made during, at the end of, or after a Council meeting will be placed on the agenda and considered at the next official meeting of the City Council.**

Following the Closed Meeting, the City Council will reconvene in Open Meeting to take action, if any, on matters discussed in closed session.

---

**AFTER DETERMINING THAT A QUORUM IS PRESENT, THE REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE AT 6:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS AT WHICH THE FOLLOWING ITEMS WILL BE CONSIDERED:**

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

**2. PROCLAMATIONS/PRESENTATIONS**

- A. [ID 24-1254](#) Proclamation: Parks and Recreation Month
- B. [ID 24-1273](#) Recognition: Garland Power & Light to Denton Municipal Electric

**3. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

- a. [ID 24-1304](#) Ms. Donna Smith regarding a new day.
- b. [ID 24-1305](#) Ms. Jayne Howell regarding parking regulations.
- c. [ID 24-1306](#) Ms. Debbie Scaggs regarding current issues.
- d. [ID 24-1307](#) Mr. Charles Lee regarding Ceasefire Resolution.
- e. [ID 24-1308](#) Ms. Erica Garland regarding Planning and Zoning appointment.
- f. [ID 24-1313](#) Ms. Kimberley Alane Fowler regarding police misconduct.
- g. [ID 24-1358](#) Mr. Stephen Hipple on hate crimes and human rights.

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.

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the “Virtual White Card” or “By Phone” process outlined by the City on its website or meeting notice.

During open microphone reports under this section of the agenda, the Council may listen to citizens speak. However, because notice of the subject of the open microphone report has not been provided to the public in advance, the Texas Open Meetings Act limits any deliberation or decision by the Council to: a proposal to place the item on a future agenda; a statement of factual information; or a recitation of existing policy. Council Members may not ask the open microphone speakers questions or discuss the items presented during open microphone reports.

NOTE: If audio/visual aids during presentations to Council are needed, they must be submitted to the City Secretary 24 hours prior to the meeting.

#### **4. CONSENT AGENDA**

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

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

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – AB). 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 24-430](#) Consider approval of the minutes of the June 4, 2024, Regular Meeting, June 18, 2024 Regular Meeting, and June 21 and 22, 2024 City Council Retreat Meeting.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - June 4, 2024 Minutes](#)  
[Exhibit 3 - June 18, 2024 Minutes](#)  
[Exhibit 4 - June 21 and 22, 2024 Minutes](#)
- B. [ID 24-497](#) Consider nominations/appointments to the City’s Boards, Commissions, and Committees: Charter Review Committee and Public Art Committee.
- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Nominations List](#)
- C. [ID 24-1194](#) Consider approval of a resolution of the City of Denton excusing the July 18, 2024 meeting absence of Persons with Disabilities Committee Member Isaiah Heck; and providing an effective date.
- Attachments:** [Exhibit 1 - Agenda Information Sheet - Isaiah Heck - CPD 24-1194](#)  
[Exhibit 2 - Resolution Exhibit](#)
- D. [ID 24-1250](#) Consider approval of a resolution of the City of Denton excusing the June 6, 2024 and

---

August 8, 2024 meeting absences of Public Art Committee Member Jennifer Lane; and providing an effective date.

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

- E. [ID 24-1370](#) Consider approval of a resolution of the City of Denton excusing the July 12, 2024 meeting absence of Community Services Advisory Committee Member Sharon Kremer; and providing an effective date.

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

- F. [ID 24-1416](#) Consider adoption of an ordinance approving a Settlement Agreement and Release implementing the terms of the settlement in litigation styled “Antonee Bean, Individually and as Next Friend of R.B., a Minor v. City of Denton;” Cause No. 23-11633-442, pending in the 442nd Judicial District Court, Denton County, Texas; and directing the City Manager or designee and the City’s attorneys to effectuate as necessary and appropriate the terms of a Settlement Agreement and Release to effectuate this approval; and declaring an effective date.

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

- G. [ID 24-1419](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a fourth amendment to an engagement between the City of Denton and King & Spalding, LLP, amending the engagement approved by the City Attorney on March 11, 2022, in the not-to-exceed amount of \$49,500.00; amended by amendments 1, 2, and 3, approved by City Council; said fourth amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8159 - providing for an additional fourth amendment expenditure amount not-to-exceed \$1,232,237.00, with the total contract amount not-to-exceed \$2,082,237.00).

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

- H. [ID 24-1387](#) Consider adoption of an ordinance of the City of Denton, Texas establishing the schedule of rates for electric service to be effective August 1, 2024, and adjusting the energy cost adjustment (ECA) rate to reflect actual ECA revenues, expenses and forecast; providing severability and repealer clauses; and providing an effective date. The Public Utilities Board recommends approval (6-0).

**Attachments:**      [Exhibit 1: Agenda Information Sheet](#)  
                                 [Exhibit 2: Rate Ordinance Redline](#)  
                                 [Exhibit 3: Ordinance](#)

- I. [ID 24-1261](#) Consider approval of a resolution of the City of Denton authorizing the submission of an application to the Texas Parks and Wildlife Department (TPWD) Local Parks Non-Urban Outdoor Recreation Grant Program 2025 in the amount of \$750,000 for

materials and construction costs of an all-abilities playground at North Lakes Park; and providing an effective date.

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

- J.    [ID 24-1262](#)    Consider approval of a resolution of the City of Denton authorizing the submission of an application to the Texas Parks and Wildlife Department (TPWD) Local Parks Non-Urban Indoor Recreation Grant Program 2025 in the amount of \$1,500,000 for materials and construction costs of an active adult center; and providing an effective date.

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

- K.    [ID 24-1289](#)    Consider approval of a resolution of the City of Denton ratifying the submission of an application to the Texas Department of Housing and Community Affairs (TDHCA) 2024 Emergency Solutions Grant Program in the amount of \$400,000 for an emergency shelter services program; and providing an effective date

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

- L.    [ID 24-1342](#)    Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a Professional Services Agreement between the City of Denton and Kimley-Horn and Associates, Inc., amending the contract approved by City Council on February 23, 2021, in the not-to-exceed amount of \$461,100.00; said first amendment to provide design services for the Ryan Road Widening Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-097 - providing for an additional first amendment expenditure amount not-to-exceed \$1,238,265.15, for a total contract amount not-to-exceed \$1,699,365.15). The Public Utilities Board recommends approval (6 - 0).

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

- M.    [ID 24-1344](#)    Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 5 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. 5 in the not-to-exceed amount of \$248,569.09, for a total contract award aggregated to \$41,551,141.48). The Public Utilities Board recommends approval (6 - 0).

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                          [Exhibit 2 - Original Ordinance, Contract, Ordinance and Change Orders 1-4](#)  
                          [Exhibit 3 - Ordinance and Change Order 5](#)



- N. [ID 24-1346](#) 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 ReSolved Energy Consulting, LLC, for the supply of Energy Management Office Regulatory Advisement Services for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8392 - Professional Services Agreement for energy management office regulatory advisement services awarded to ReSolved Energy Consulting, LLC, in the three (3) year not-to-exceed amount of \$715,000.00). The Public Utilities Board recommends approval (6 - 0).

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

- O. [ID 24-1347](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Sundt Construction, Inc., for pre-construction services of the Mingo Ruddell Roadway and Quiet Zone project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8490 - awarded to Sundt Construction, Inc., in the not-to-exceed amount of \$585,000.00). The Public Utilities Board recommends approval (5 - 1).

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

- P. [ID 24-1345](#) 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 Westwood Professional Services, Inc. dba Peloton Land Solutions, Inc., for design services for Neighborhood 5B & Oakland Drainage for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8377-003 - Professional Services Agreement for design services awarded to Westwood Professional Services, Inc. dba Peloton Land Solutions, Inc., in the not-to-exceed amount of \$4,512,215.00). The Public Utilities Board recommends approval (6 - 0).

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

- Q. [ID 24-1349](#) 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 Kirby-Smith Machinery, Inc., amending the contract approved by the City Council on September 20, 2022, in the not-to-exceed amount of \$1,000,000.00; said first amendment to continue to provide additional Komatsu heavy equipment repair services for the Fleet Department; providing for the expenditure of funds therefor; and providing an effective date (IFB-BV 8026 - providing for an additional first amendment expenditure amount not-to-exceed \$250,000.00, with the total contract amount not-to-exceed \$1,250,000.00).

---

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

- R. [ID 24-1350](#) 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 Palomira Corporation dba Bayou Graphics Corporation, as the primary vendor, and Lessek Enterprises LLC dba Impress Graphics as the secondary vendor, for vehicle graphics, decals, and installation for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8315 - awarded to Palomira Corporation dba Bayou Graphics Corporation and Lessek Enterprises LLC dba Impress Graphics, 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 \$315,000.00).

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

- S. [ID 24-1351](#) 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 All Out Custom Truck & Body #1 Inc., for the purchase and installation of utility bodies for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8316 - awarded to All Out Custom Truck & Body #1 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 \$1,700,251.00).

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

- T. [ID 24-1352](#) 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 Fuhltilt Industries LLC, dba North DFW Trailers as the primary vendor, and Bragg Trailers, L.L.C. as the secondary vendor, for the procurement of trailers for the Fleet Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8457 - awarded to Fuhltilt Industries LLC, dba North DFW Trailers, and Bragg Trailers, L.L.C., 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 \$1,500,000.00).

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

- U. [ID 24-1354](#) 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 Enviromatic Systems of Fort Worth, Inc., through the Buy Board Cooperative Purchasing Network Contract # 720-23, for the acquisition, repair, and maintenance of building management system

controls on heating, ventilation, and air conditioning systems for City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 8528 - awarded to Enviromatic Systems of Fort Worth, Inc., in the 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 \$2,000,000.00).

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

- V. [ID 24-1355](#) 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 Prestige Elevator Services LLC, for elevator services for various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8535 - awarded to Prestige Elevator Services LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in total five (5) year in the not-to-exceed amount of \$750,000.00).

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

- W. [ID 24-1356](#) 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 RS Welding, LLC, for welding services for various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8548 - awarded to RS Welding, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in total five (5) year in the not-to-exceed amount of \$4,987,500.00).

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

- X. [ID 24-1357](#) 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 Weaver and Tidwell, L.L.P., for external audit services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 8562 - awarded to Weaver and Tidwell, L.L.P., in the three (3) year not-to-exceed amount of \$360,500.00).

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

- Y. [ID 24-1353](#) 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 TEKSystems, Inc., through the Department of Information Resources (DIR) Cooperative Contract No. DIR-CPO-4638, for Information Technology staff augmentation services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8503 - awarded to TEKSystems, 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 \$1,900,000.00).

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

- Z. [ID 24-1324](#)** 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 Classic Chevrolet, Inc., as the primary vendor, and ZT Motors Of Texas Three, LLC dba Ron Carter Chrysler Dodge Jeep Ram, as the secondary vendor, for the supply and repair of light-medium duty vehicles which include sedans, passenger vans, pickup trucks, hybrid, and electric vehicles for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8455 - awarded to Classic Chevrolet, Inc. and ZT Motors Of Texas Three, LLC dba Ron Carter Chrysler Dodge Jeep Ram, 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 \$10,000,000.00).

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

- AA. [ID 24-1325](#)** 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 Grapevine DCJ LLC, as the primary vendor, Gilchrist Automotive Group LLC dba Pegasus CDJR LLC, as the secondary vendor, and GPI TX-DCIV, Inc. dba Denton Chrysler Dodge Jeep Ram, as the tertiary vendor, for the supply and repair of light-medium duty vehicles which include sedans, passenger vans, pickup trucks, hybrid, and electric vehicles for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8462 - awarded to Grapevine DCJ LLC, Gilchrist Automotive Group LLC dba Pegasus CDJR LLC, and GPI TX-DCIV, Inc. dba Denton Chrysler Dodge Jeep Ram, 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 \$10,000,000.00).

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

- AB. [ID 24-1326](#)** 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 Platinum Ford North LLC, as the primary vendor, Bob Moore Auto Group, L.L.C., as the secondary vendor, and ZT Motors of Texas Three, LLC dba Ron Carter Chrysler Dodge Jeep Ram, as the tertiary vendor, for the supply and repair of Ford light-medium duty vehicles which include sedans, passenger vans, pickup trucks, hybrid, and electric vehicles for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8463 - awarded to Platinum Ford North LLC, Bob Moore Auto Group,

L.L.C., and ZT Motors of Texas Three, LLC dba Ron Carter Chrysler Dodge Jeep Ram, 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 \$10,000,000.00).

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

## **5. PUBLIC HEARINGS**

- A. [ID 24-1315](#) Hold a public hearing and consider adoption of an ordinance of the City Council of Denton, Texas, making findings that the proposed service plan and its proposed public improvements will promote the interests of the City and confer a special benefit on a definable part of the City; authorizing a contract of the management of the district and the execution of the service plan; authorizing an assessment method and roll; authorizing a special assessment of the Denton Tourism Public Improvement District; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Bylaws Redline](#)  
[Exhibit 3 - Proposed Service and Assessment Plan Redline](#)  
[Exhibit 4 - Bylaws Approved](#)  
[Exhibit 5 - Proposed Service and Assessment Plan Redline](#)  
[Exhibit 6 - Staff Presentation](#)  
[Exhibit 7 - District Map](#)  
[Exhibit 8 - TPID Hotels List](#)  
[Exhibit 9 - Three Way Contract City, DTPIDC, Chamber](#)  
[Exhibit 10 - Ordinance](#)

- B. [ID 24-1125](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending Ordinance No. 2016-189 and updating the Land Use Assumptions, Roadway Capital Improvement Plan, and the imposition of updated Roadway Impact Fees for designated service areas; adopting Roadway Impact Fees per service unit; establishing procedures for the assessment, collection, computation, expenditure, refund and general administration of Roadway Impact Fees; providing for the establishment of accounts for Roadway Impact Fees; providing construction, severability, and conflict clauses; providing for the amendment the Chapter 25 of the Code of Ordinances by creating and codifying Article VI, entitled “Roadway Impact Fees”; providing for codification of sections 25-252 through 25-275 in the Code of Ordinances; and providing for an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance](#)  
[Exhibit 3 - Ordinance No. 2016-189 Roadway Impact Fee](#)  
[Exhibit 4 - Presentation](#)

- C. [DCA24-0004](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code; amendments include but are not limited to providing the uses and development regulations of Appendix A: Rayzor Ranch Overlay District, which is currently “reserved” and referenced in Section 4.8, and providing that the proposed uses and development regulations are being consolidated from existing overlay zoning ordinances and amended accordingly, 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 Villarreal and second by Commissioner Cole. (DCA24-0004a, Rayzor Ranch Ordinance Consolidation, Hayley Zagurski)

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Draft Ordinance](#)  
[Exhibit 4 - Presentation](#)

- D. [S24-0003a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a request for a Specific Use Permit (SUP) to allow for a High-Impact Manufacturing use on approximately 8 acres of land, generally located on the southwest corner of the intersection of Shelby Lane and Dakota Lane, 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted [6-0] to recommend approval. Motion for approval by Commissioner Cole and second by Commissioner Pruett. (S24-0003a, Advanced Microbial Solutions, Ashley Ekstedt)

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Applicant Project Narrative](#)  
[Exhibit 7 - Existing Site Plan](#)  
[Exhibit 8 - Building and Storage Area Layout](#)  
[Exhibit 9 - Fiscal Impact Summary](#)  
[Exhibit 10 - Notification Map](#)  
[Exhibit 11 - Draft Ordinance](#)  
[Exhibit 12- LLC Members List](#)  
[Exhibit 13 - Staff Presentation](#)

- E. [S24-0004a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a request for a Specific Use Permit (SUP) to allow for a High-Impact

Manufacturing use on approximately 9.5 acres of land, generally located on the west side of Dakota Lane, approximately 800 feet south of Shelby Lane, 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted [6-0] to recommend approval. Motion for approval by Commissioner Thaggard and second by Commissioner Padron. (S24-0004a, Advanced Microbial Solutions (Dakota), Ashley Ekstedt)

**Attachments:**

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Staff Analysis](#)
- [Exhibit 3 - Site Location Map](#)
- [Exhibit 4 - Future Land Use Map](#)
- [Exhibit 5 - Zoning Map](#)
- [Exhibit 6 - Applicant Project Narratives](#)
- [Exhibit 7 - Existing Site Plans](#)
- [Exhibit 8 - Building and Storage Area Layouts](#)
- [Exhibit 9 - Fiscal Impact Summary](#)
- [Exhibit 10 - Notification Map](#)
- [Exhibit 11 - Draft Ordinance](#)
- [Exhibit 12 - LLC Members List](#)
- [Exhibit 13 - Staff Presentation](#)

- F. [PD24-0005c](#) 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 on approximately 52.589 acres of land from the Residential 6 (R6) District to an Overlay Planned Development - Light Industrial (PD-LI) District. The site is generally located north of Blagg Road, approximately 800 feet east of Geesling 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 for severability and an effective date. The Planning and Zoning Commission voted 4-1 to recommend approval of the proposed amendment. Motion for approval by Commissioner Cole and second by Commissioner Pruett. (PD24-0005c, Walker Geesling, Mia Hines).

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - Site Location Map](#)
  - [Exhibit 4 - Existing Zoning Map](#)
  - [Exhibit 5 - Future Land Use Map](#)
  - [Exhibit 6 - Proposed Zoning Map](#)
  - [Exhibit 7 - PD Development Standards - AGENDA READY](#)
  - [Exhibit 8 - Table of Allowed Uses](#)
  - [Exhibit 9 - Fiscal Impact Summary](#)
  - [Exhibit 10 - Notification Map, Sign Posting Affidavit, & Public Responses](#)
  - [Exhibit 11 - Draft Ordinance](#)
  - [Exhibit 12 - Presentation](#)

## **6. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ID 24-1217](#) Consider approval of a resolution of the City of Denton for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning on October 1, 2024 and ending on September 30, 2026; and providing an effective date.

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet - Denco Area 9-1-1 Board of Managers \(2\)](#)
  - [Exhibit 2 - Denco Area 9-1-1 District Board of Managers Voting Packet \(2024\)](#)
  - [Exhibit 3 - Resolution - Denco 911 Board of Managers \(2024\)](#)
  - [Exhibit 4 - Denco Board of Managers Voting Presentation 2024](#)

- B. [ID 24-1340](#) Consider approval of a resolution of the City of Denton to appoint a member to the Board of Directors of the Texas Municipal Power Agency, a Texas Joint Powers Agency, to represent the City of Denton, a Texas Home-Rule Municipal Corporation; and declaring an effective date.

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Nominee Application](#)
  - [Exhibit 3 - Resolution](#)
  - [Exhibit 4 - Presentation](#)

- C. [A24-0001c](#) Conduct the second of two readings and adopt an ordinance of the City of Denton, Texas annexing approximately 92.382 acres of land, generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road, 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. (A24-0001c, Dentex Annexation, Angie Manglaris)



- 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](#)

## **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 July 12, 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.