



# City of Denton

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

## Meeting Agenda

### City Council

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Tuesday, October 24, 2017

1:00 PM

Work Session Room

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After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, October 24, 2017 at 1:00 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:

#### **1. Citizen Comments on Consent Agenda Items**

This section of the agenda allows citizens to speak on Consent Agenda Items only. Each speaker will be given a total of three (3) minutes to address any items he/she wishes that are listed on the Consent Agenda. A Request to Speak Card should be completed and returned to the City Secretary before Council considers this item.

#### **2. Requests for clarification of agenda items listed on the agenda for October 24, 2017.**

#### **3. Work Session Reports**

- A. [ID 17-860](#) Receive a report, hold a discussion, and give staff direction regarding Tax Increment Reinvestment Zone Number One (Downtown TIF), City of Denton, Texas.

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Downtown TIF Project List](#)  
[Exhibit 3 - Downtown TIRZ Fiscal Scenario A](#)  
[Exhibit 4 - Downtown TIRZ Fiscal Scenario B](#)  
[Exhibit 5 - Downtown Reinvestment Grant Recipient List](#)  
[Exhibit 6 - Background & Progress on Downtown Plans and TIF](#)  
[Exhibit 7 - Presentation](#)

- B. [ID 17-1278](#) Receive a report, hold a discussion, and give staff direction regarding the initial report from Enterprise Risk Consulting regarding the Resource Planning and Power Supply Strategy for Denton Municipal Electric.

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Resource Planning and Power Supply Strategy Report](#)  
[Exhibit 3 - Presentation](#)

- C. [ID 17-1407](#) Receive a report, hold a discussion, and give staff direction regarding an overview and options for gas well inspections performed under the City's regulatory authority.

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Proposal](#)

- D. [ID 17-1430](#) Receive a report, hold a discussion, and give staff direction regarding the City's

membership in coalitions related to Atmos Energy and Oncor Electric Delivery.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Membership Listing by Coalition](#)  
[Exhibit 3 - ACSC Participation Agreement](#)  
[Exhibit 4 - OCSC Participation Agreement](#)  
[Exhibit 5 - Atmos Service Area Map](#)  
[Exhibit 6 - Oncor Service Area Map](#)  
[Exhibit 7 - PowerPoint Presentation](#)

- E. [ID 17-1454](#)      Receive a report, hold a discussion, and give staff direction regarding options for management of the Stoke Denton Entrepreneur Center.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Hickory & Rail Ventures LLC Contract and Proposal](#)  
[Exhibit 3 - Stoke Expense Summary City vs HRV](#)  
[Exhibit 4 - Presentation.pdf](#)

- F. [ID 17-1471](#)      Receive a report, hold a discussion, and give staff direction on the City Auditor recruitment process.

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

Following the completion of the Work Session, the City Council will convene in a Closed Meeting to consider specific items 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 17-1469](#)      Deliberations regarding a Personnel Matter - Under Government Code, Section 551.074; and Consultation with Attorneys - Under Texas Government Code, Section 551.071.

Deliberate and discuss the appointment, employment, duties, resignation and contract of the City Auditor, including the appointment of an interim Internal Auditor; consultation with the City's attorneys regarding associated legal issues where a public discussion associated with 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.

- B. [ID 17-1466](#)      Deliberations regarding a Personnel Matter - Under Texas Government Code, Section 551.074.

Deliberate and discuss the evaluation, duties, discipline, procedures, and contracts of the City Manager and Municipal Judge.

- C. [ID 17-1477](#)      Consultation with Attorneys - Under Texas Government Code, Section 551.071.

Receive a report, consult, discuss and deliberate with the City's attorneys regarding legal

issues associated with an investigation as to the internal operations of the City of Denton Parks and Recreation Department and as to the business relationship between the City of Denton and the Denton Parks Foundation, where a public discussion associated with these legal matters would clearly 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.

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 ACTION, DECISION, OR VOTE IS TAKEN IN THE CLOSED MEETING IN ACCORDANCE WITH THE PROVISIONS OF §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 TEX. GOV'T. CODE, §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 §551.071-551.086 OF THE TEXAS OPEN MEETINGS ACT.

Following the completion of the Closed Meeting, the City Council will convene in a Special Called Meeting to consider the following items:

### **1. CONSENT AGENDA**

Each of these items is recommended by the Staff and approval thereof will be strictly on the basis of the Staff 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.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – B). 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, Consent Agenda Items A – B below 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 17-1472](#) Consider adoption of an ordinance accepting a competitive proposal and awarding a contract for the management of the City's Stoke Denton Entrepreneur Center (RFP 6571); authorizing the City Manager or designee to execute the form of contract; and providing for an effective date.

**Attachments:**      [Exhibit 1-Agenda Information Sheet.pdf](#)  
                                 [Exhibit 2-Financial Comparison.pdf](#)  
                                 [Exhibit 3-Ordinance.pdf](#)  
                                 [Exhibit 4-Signed Contract.pdf](#)  
                                 [Exhibit 5-Presentation.pdf](#)

- B. [ID 17-1473](#) Consider adoption of an ordinance authorizing the City Manager to execute a professional services agreement for the inspection of oil and gas facilities within the City of Denton with

the inspection to include signage, equipment maintenance, fire department access, landscaping, and safety requirements; providing for the expenditure of funds therefor; and providing an effective date (File 6615-awarded to Modern Geosciences in an amount not-to-exceed \$250,000).

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

## **2. PUBLIC HEARINGS**

- A.    [A17-0005b](#)    Hold the second of two public hearings for a voluntary annexation of approximately 73.47 acres of land generally located north of Long Road and west of FM 428 by the City of Denton, Texas.

Attachments:      [Exhibit 1 - Agenda Information Sheet.docx](#)  
                              [Exhibit 2 - Location Map](#)  
                              [Exhibit 3 - Zoning Map](#)  
                              [Exhibit 4 - Staff Presentation.pdf](#)

- B.    [ID 17-1435](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding amending the City's Transportation Design Criteria Manual by adding new subsection 1.3 ("Guidelines for Perimeter Street Improvements"); providing a severability clause and an effective date.

Attachments:      [Exhibit 1 - AIS.pdf](#)  
                              [Exhibit 2 - 091217 AIS for Council Work Session.pdf](#)  
                              [Exhibit 3 - DCDA Suggested Guidelines.pdf](#)  
                              [Exhibit 4 - Staff Proposed Guidelines for Perimeter St. Paving.pdf](#)  
                              [Exhibit 5 - Ord. Adopting Guidelines for Perimeter St. Paving.pdf](#)

- C.    [ID 17-1436](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding amending the City's Water and Wastewater Design Criteria Manual to update it; providing a severability clause and an effective date.

Attachments:      [Exhibit 1 - AIS.pdf](#)  
                              [Exhibit 2 - Summary of Major Prop. Amdts.pdf](#)  
                              [Exhibit 3 - Ord. Adopting Amended W & WW Design Criteria Manual.pdf](#)

## **3. 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 salutory 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 bulletin board at the City Hall of the City of Denton, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock (a.m.) (p.m.)

\_\_\_\_\_  
CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE 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 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.