



# City of Denton

## Meeting Agenda

### City Council

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

---

Tuesday, June 19, 2018

2:00 PM

Work Session Room & Council Chambers

---

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, June 19, 2018 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:

#### **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 June 19, 2018.**

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

- A. [ID 18-646](#) Receive a report, hold a discussion and give staff direction regarding capital improvements to downtown Mews Streets (Pecan, Austin, Walnut, and Cedar).

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

- B. [ID 18-862](#) Receive a report, hold a discussion, and give staff direction regarding the City's guidelines for public improvement districts.

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Revised Guidelines](#)  
[Exhibit 3 - Current PID Guidelines](#)  
[Exhibit 4 - Presentation](#)

- C. [ID 18-897](#) Receive a report; hold a discussion, and receive departmental presentations in preparation for the FY 2018-19 Proposed Budget, Capital Improvement Program, and Five Year Financial Forecast.

**Attachments:** [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 PowerPoint Presentation - Economic Development.pdf](#)  
[Exhibit 3 PowerPoint Presentation - Chamber.pdf](#)  
[Exhibit 4 Chamber Budget detail.pdf](#)  
[Exhibit 5 PowerPoint Presentation - Police and Animal Services.pdf](#)  
[Exhibit 6 PowerPoint Presentation - Municipal Judge.pdf](#)  
[Exhibit 7 PowerPoint Presentation - Municipal Court.pdf](#)

- D. [ID 18-1021](#) Receive a report, hold a discussion, and give staff direction regarding the preliminary FY

2018-19 Budget, including potential changes to the homestead exemption.

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

NOTE: 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.

Regular Meeting of the City of Denton City Council 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**

### **3. PRESENTATION FROM MEMBERS OF THE PUBLIC**

- A. Review of procedures for addressing the City Council.

B. Receive Scheduled Citizen Reports from Members of the Public. 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. This is limited to no more than four (4) speakers per meeting with each speaker 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 18-1013](#) Vicki Oppenheim regarding the Denton Community Market.
- B. [ID 18-1017](#) Katy Portillo regarding the Denton Community Market.
- C. [ID 18-1018](#) Loni Puckett regarding the Denton Community Market.
- D. [ID 18-1020](#) Danielle Longueville regarding the Denton Community Market.

C. Additional Citizen Reports - This section of the agenda permits any person not registered for a citizen report to make comments regarding public business on items not listed on the agenda. This is limited to two speakers per meeting with each speaker allowed a maximum of four (4) minutes. Such person(s) shall have filed a "Blue Card" requesting to speak during this period prior to the calling of this agenda item.

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 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 – H). 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 – H 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 18-849](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-ruled municipal corporation, approving the sale of an approximate 1.9126 acre of land, Abstract No. 775, City of Denton, Denton County, Texas, to the successful bidder, Zimmerer Real Properties, LLP, a Texas Limited Partnership, for the total consideration of \$154,379.79; authorizing the City Manager in accordance with Texas Local Government Code 253.001 to execute a contract with Zimmerer Real Properties, LLP, together with any other documents necessary to sell and convey said real property; and providing an effective date (IFB 6735 - Sale of Real Property located at 2910 East University Drive in the amount of \$154,379.79).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3 - Contract](#)  
                                 [Exhibit 4 - Ordinance](#)

- B. [ID 18-856](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and D&S Engineering Labs, LLC, for the construction of Cell 3B, C, D and associated site improvements for the City of Denton Landfill; providing for the expenditure of funds therefor; and providing an effective date (File 6508- second amendment expenditure amount not-to-exceed \$29,648.95 for a total contract amount not-to-exceed \$129,548.95). The Public Utilities Board recommends approval (6-0).

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

- C. [ID 18-927](#) Consider approval of the minutes of May 1, May 7, May 8, May 15, and May 22, 2018.

**Attachments:**      [Exhibit 1 - May 1, 2018 Minutes](#)  
                                 [Exhibit 2 - May 7, 2018 Minutes](#)  
                                 [Exhibit 3 - May 8, 2018 Minutes](#)  
                                 [Exhibit 4 - May 15, 2018 Minutes](#)  
                                 [Exhibit 5 - May 22, 2018 Minutes](#)

- D. [ID 18-938](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, accepting competitive bids and awarding a contract for the supply

of Underground Utility Locating Services; providing for the expenditure of funds therefor; and providing an effective date (IFB 6736- awarded to USIC Locating Services, LLC, for one (1) year, with the option for two (2) additional one (1) year extensions, in a total not-to-exceed amount of \$1,200,000 for all years). The Public Utilities Board recommends approval (6-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3- Contract](#)  
                                 [Exhibit 4 - Ordinance](#)

- E.    [ID 18-943](#)      Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Burgess & Niple, Inc., for Design Services of the Morse Street Loop 288 to Mayhill Road street improvement as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-009- Professional Services Agreement for design services awarded to Burgess & Niple, Inc., in the not-to-exceed amount of \$255,000). The Public Utilities Board recommends approval (6-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Map](#)  
                                 [Exhibit 3 - Contract](#)  
                                 [Exhibit 4 - Ordinance](#)

- F.    [ID 18-962](#)      Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, accepting competitive proposals and awarding a public works contract for the removal of existing asphalt shingles and installation of standing seam metal roof panels on various park structures including restrooms, concessions, and pavilions; providing for the expenditure of funds therefor; and providing an effective date (RFP 6766-awarded to Concord Commercial Services, Inc., in the not-to-exceed amount of \$310,346.40).

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

- G.    [ID 18-971](#)      Consider adoption of an ordinance releasing, abandoning, and vacating (i) a 0.333 acre portion of public utility easement granted to the City of Denton by Bel Air Development, LTD., a Texas limited partnership, recorded as Instrument No. 2003-083075, Real Property Records, Denton County, Texas, and (ii) releasing, abandoning, and vacating a 1.459 acre portion of a public drainage easement granted to the City of Denton by Bel Air Development, LTD., a Texas Limited Partnership, recorded as Instrument No. 2003-083076, Real Property Records, Denton County, Texas; providing for severability and an effective date.

Attachments:     [Exhibit 1 - AIS](#)  
                          [Exhibit 2- Location Map](#)  
                          [Exhibit 3 - Site Map](#)  
                          [Exhibit 4 -Project Narrative](#)  
                          [Exhibit 5 - Ordinance and Agreement](#)

- H.    [ID 18-1003](#)     Consider approval of a resolution re-appointing a member to the Board of Directors of the Texas Municipal Power Agency, a Joint Powers Agency, representing the City of Denton, Texas; and declaring an effective date.

Attachments:     [Exhibit 1 - Agenda Information Sheet.docx](#)  
                          [Exhibit 2 - Resolution.pdf](#)  
                          [Exhibit 3 - Ordinance 75-022.pdf](#)

## **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A.    [ID 18-940](#)     Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Nelson + Morgan Architects, Inc., for Architectural Design Services for renovation of Service Center and 651 Mayhill as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6748- Professional Services Agreement for Architectural Design Services awarded to Nelson + Morgan Architects, Inc., in the not-to-exceed amount of \$918,402.53). The Public Utilities Board recommends approval (6-0).

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                          [Exhibit 2 - Evaluation](#)  
                          [Exhibit 3 - Contract](#)  
                          [Exhibit 4a - Project Budget Sheet- 651 Mayhill](#)  
                          [Exhibit 4b - Project Budget Sheet- Service Center](#)  
                          [Exhibit 5 - Staff Presentation](#)  
                          [Exhibit 6 - Ordinance](#)

- B.    [ID 18-958](#)     Consider nominations for appointment to the City's Board of Ethics.

Attachments:     [Exhibit 1- Agenda Information Sheet.pdf](#)  
                          [Exhibit 2- Applications for the Board of Ethics.pdf](#)  
                          [Exhibit 3- Proposed Board of Ethics Timeline.pdf](#)  
                          [Exhibit 4- Ethics Ordinance 18-757.pdf](#)  
                          [Exhibit 5- Presentation.pdf](#)

- C.    [ID 18-970](#)     Consider a nomination to the Public Art Committee from the Greater Denton Arts Council.

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

- D.    [ID 18-870](#)     Resolution of Appreciation for Dalton Gregory.

**6. PUBLIC HEARINGS**

- A. [Z18-0006c](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 1.33 acres from a Downtown Residential 1 (DR-1) to a Downtown Commercial General (DC-G) District. The property is generally located south of Underwood Street along Avenue A, 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. (Z18-0006, Fire Station 3, Hayley Zagurski).

**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 - Comparison of Permitted Uses](#)[Exhibit 8 - Conceptual Site Plan](#)[Exhibit 9 - Notification Materials and Responses updated](#)[Exhibit 10 - Planning and Zoning Commission Meeting Minutes](#)[Exhibit 11 - Presentation](#)[Exhibit 12 - Draft Ordinance](#)**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.

**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 \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock (a.m.) (p.m.)

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

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.