



City of Denton

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

Meeting Agenda

City Council

Tuesday, August 7, 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, August 7, 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 August 7, 2018.

3. Work Session Reports

- A. [ID 18-1198](#) Receive a report, hold a discussion, and give staff direction regarding potential revisions to the Code of Ordinances and the Denton Handbook for Boards, Commissions and Council Committees making all ad hoc committees and citizen task forces subject to the procedural requirements of the Texas Open Meetings Act.

Attachments: [Exhibit 1 -Agenda Information Sheet](#)
[Exhibit 2 -Draft Code of Ordinances Amendment](#)
[Exhibit 3 -Draft Handbook Amendment Resolution](#)
[Exhibit 3a -Draft Handbook Revision Redline](#)
[Exhibit 4 -Presentation](#)

- B. [ID 18-1269](#) Receive a report, hold a discussion and give staff direction regarding changes to the Downtown Reinvestment Grant Program's funding source, policy, and procedures.

Attachments: [Exhibit 1 - Agenda Information Sheet ed.pdf](#)
[8-7-18 Downtown Grant Presentation](#)

- C. [ID 18-1293](#) Receive a report, hold a discussion, and give staff direction regarding the FY 2018-19 City Manager's Proposed Budget, Capital Improvement Program, and Five-Year Financial Forecast.

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

- D. [ID 18-1296](#) Receive a report, hold a discussion, and give staff direction on the composition of the City Hall West Steering Committee due to recent resignations, attendance, and quorum issues.

Attachments: [Exhibit 1 - Agenda Information Sheet CHW.pdf](#)
 [Exhibit 2 - CHW Steering Committee Resolutions.pdf](#)
 [Exhibit 3- CHW Steering Committee.pdf](#)
 [Exhibit 4 - CHW Steering Committee Update.pdf](#)

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 18-1200](#) Deliberate regarding Real Property - Under Texas Government Code 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071

Discuss, deliberate, and receive information from staff and provide staff with direction pertaining to the potential purchase of certain real property interests out of the B.B.B. & C.R.R. Company Survey, Abstract No. 192 and the E. Puchalski Survey, Abstract No. 996, Denton County, Texas, and being generally located within the 300 through 600 block range of North Bonnie Brae Street, including a 0.8123 acre tract generally located in the 2300 block of Scripture Street, Denton, Texas. Consultation with the City's attorneys regarding legal issues associated with the potential acquisition or condemnation of the real property interests described above where a 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 would jeopardize the City's legal position in any administrative proceeding or potential litigation. (Bonnie Brae Street - Phase 4/5)

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.

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

- A. [ID 18-1184](#) Resolution of Appreciation for Police Chief Lee Howell.
- B. [ID 18-1197](#) Mayor's Summer Youth Jobs Program
- C. [ID 18-1230](#) Denton Farmers Market Week
- D. [ID 18-1224](#) Emily Fowler Library Staff Heroism Day

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.

- 1. [ID 18-1268](#) Layla Comeans regarding an update from Bridging Hope Ministries on homelessness.
- 2. [ID 18-1270](#) Rhonda Love regarding homelessness.
- 3. [ID 18-1262](#) Wayne Aleshire regarding transitional housing.
- 4. [ID 18-1254](#) Jane Piper-Lunt regarding transitional housing.

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 18-1047](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Jagoe-Public Company for Trucking Services for the delivery and removal of construction materials for various City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (IFB 6765- awarded to Jagoe-Public Company with a one (1) year not-to-exceed amount of \$150,000).

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

- B. [ID 18-1058](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for the purchase of software maintenance for continued vendor technical support and software upgrades to Cartegraph Operations Management System for Public Works asset and work order software system, with Cartegraph Systems, LLC, which is the sole provider of this software. In accordance with Texas Local Government Code 252.022, provides that procurement of commodities and services that are available from one source are exempt from competitive bidding; and if over \$50,000 shall be awarded by the governing body; and providing an effective date (File 5635 awarded to Cartegraph Systems, LLC, in the three (3) year not-to-exceed amount of \$249,848.64).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Sole Source Letter](#)
 [Exhibit 3a - Quote](#)
 [Exhibit 3b - Quote](#)
 [Exhibit 3c - Invoice](#)
 [Exhibit 4 - Contract](#)
 [Exhibit 5 - Ordinance](#)

- C. [ID 18-1113](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for on-site tire repair and replacement services for on-road heavy-duty trucks and off-road vehicles and equipment for the City of Denton Fleet Services department; providing for the expenditure of funds therefor; and providing an effective date (IFB 6788- awarded to Dwayne Waters, Inc. dba Briscoe Alignment & Tire, for one (1) year, with the option for two (2) additional one (1) year extensions, in a total not-to-exceed amount of \$310,000 for all years).

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

- D. [ID 18-1179](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal

corporation, authorizing the City Manager to execute a contract for the supply of shoot on connectors for the City of Denton Distribution Center; providing for the expenditure of funds therefor; and providing an effective date (IFB 6840- awarded to Texas Electric Cooperatives, Inc., in the four (4) year not-to-exceed amount of \$150,000).

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

[Exhibit 2 - Bid Tabulation](#)

[Exhibit 3 - Contract](#)

[Exhibit 4 - Ordinance](#)

- E. [ID 18-1188](#) Consider adoption of an ordinance of the City of Denton approving a revision to an interlocal agreement between the City of Denton and the University of North Texas for a Bike Share Pilot Program owned and administered by the University of North Texas; and providing an effective date. The Mobility Committee recommends approval (3-0).

Attachments: [Exhibit 1 - AIS UNT Bike Share Ord](#)

[Exhibit 2 - Ord 18-277 UNT Bike Share](#)

[Exhibit 3 - Ord 18-903](#)

[Exhibit 4 - UNT Notice](#)

[Exhibit 5 - UNT Bike Share Amend Ord](#)

- F. [ID 18-1192](#) Consider adoption of an ordinance approving an easement grant and abandonment agreement ("Agreement") regarding electric utility easement(s) by and between Rayzor Investments, Ltd., United States Cold Storage, LP, and the City of Denton, within the J. Perry Survey, Abstract Number 1040 and the Eugene Puchalski Survey, Abstract Number 996, in the City of Denton, Denton County, Texas; authorizing the City Manager to execute the Agreement; and providing an effective date. (Westpark area development planning: Paccar (Peterbilt), US Cold Storage, Rayzor Investments, and Retreat at Denton Apartments)

Attachments: [Exhibit 1 - AIS](#)

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Site Map](#)

[Exhibit 4 - Applicant Letter](#)

[Exhibit 5 - Ordinance](#)

- G. [ID 18-1214](#) Consider approval of a resolution appointing the nomination of an alternative member to the Board of Ethics created in the Code of Ordinances, Chapter 2, Article XI, Section 2-277; and providing an effective date.

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

[Exhibit 2- Resolution.pdf](#)

[Exhibit 3- Kara Engstrom Application.pdf](#)

- H. [ID 18-1264](#) Consider adoption of an ordinance of the City of Denton, approving an agreement with the Parks Foundation and the City of Denton, Texas to allow the Parks Foundation to raise funds on behalf of the Parks and Recreation Department; authorizing the City Manager or his designee to execute the Parks Foundation Agreement; and providing an

effective date.

Attachments: [Exhibit 1 -AIS](#)
 [Exhibit 2-Summary of Parks Foundation Review Recommendations](#)
 [Exhibit 3 -July 17, 2018 Presentation](#)
 [Exhibit 4 -Ordinance](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 18-1153](#) Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$31,810,000 in principal amount of Certificates of Obligation of the City of Denton; and providing for an effective date.

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

- B. [ID 18-1195](#) Consider nominations/appointments to the City's Boards and Commissions: Airport Advisory Board; Animal Shelter Advisory Committee; Community Development Advisory Committee; Health & Building Standards Commission; Historic Landmark Commission; Human Services Advisory Committee; Library Board; Parks, Recreation and Beautification Board; Planning and Zoning Commission; Public Art Committee; Public Utilities Board; Traffic Safety Commission; and Zoning Board of Adjustment.

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

6. PUBLIC HEARINGS

- A. [Z18-0010a](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 0.64 acres from a Neighborhood Residential 4 (NR-4) to a Downtown Commercial Neighborhood (DC-N) District. The subject property is generally located on the south side of East Mulberry Street, approximately 50 feet west of Wood Street, 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. (Z18-0010, People's Funeral Home Expansion, 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 Map and Responses](#)
 [Exhibit 10 - Draft Planning and Zoning Commission 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.

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 _____, 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.