

## CITY OF DENTON CITY COUNCIL MINUTES

February 4, 2019

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Monday, February 4, 2019 at 11:00 a.m. in the Public Safety Training Facility, Classroom C, at City Hall East, 601 E. Hickory Street, Denton, Texas.

PRESENT: Council Member Hudspeth, Council Member Briggs, Council Member Duff, Mayor Pro Tem Ryan, Council Member Armintor, and Council Member Meltzer.

ABSENT: Mayor Watts.

### **WORK SESSION**

#### **1. Work Session Reports**

- A. ID 19-015 Receive a report, hold a discussion, and give staff direction regarding the City of Denton's application to the Texas Commission on the Arts Cultural Districts Program.

Caroline Booth, Director of Economic Development, provided an update on the application process for a cultural district. Cultural districts were defined geographical areas which encouraged and celebrated arts, culture, entertainment, and history for the purpose of economic and community development. They were formed around an existing concentration of cultural assets clustered in a walkable area that a city wanted to promote to visitors and residents. Cultural districts did not obligate property owners to any type of additional regulations.

There were three options for the district boundaries. Option 1 was 0.35 square miles and was the Downtown TIF boundary. Option 2 was 1.8 square miles and was the 1917 city limits boundary. Option 3 included the Downtown TIF boundary plus Quakertown Park and Oakwood Cemetery. There were two governance options. Option 1 was the Public Art Committee. Option 2 was to create a new committee with the Department of Economic Development staff serving as committee liaison.

General consensus of Council was to go with Option 3 boundary and the Public Art Committee to provide governance.

- B. ID 19-285 Receive a report, hold a discussion and give staff direction regarding potential polling locations for the May 4, 2019 City Council election.

Rachel Wood, Chief of Staff, reviewed the polling locations used during the 2018 election and basic information for the 2019 election. In January, the Council had provided a general consensus that there should be two polling locations per district. The polling locations used last year were available with the exception of Ryan High School. The DISD Annex was available to use in place of Ryan High School.

Council discussed an additional voting location on the UNT campus, TWU campus, and the Civic Center.

- C. ID 19-199 Conduct a walking tour of the Denton Police Department and Public Safety Dispatch located within City Hall East.

The Council and staff participated in a walking tour of the Police Department and Dispatch Center.

- D. ID 19-200 Receive a report, hold a discussion, and give staff direction regarding current and future space planning needs at City Hall East for municipal operations including Police, Public Safety Dispatch, Public Safety Training Center, and Development Services.

Mario Canizares, Assistant City Manager, reviewed the history of the building. In 2018, Council and staff went on a tour of the Police Department and Public Safety Dispatch. It was noted that there was broken and outdated furniture; outdated computers; undersized and mismatched work spaces for police operations; inefficient space configurations which contributed to workflow problems; no locker rooms for employees and inadequate restrooms facilities; inadequate work space for public safety dispatch; and a lack of parking.

Council Member Armintor left the meeting at 1:40 p.m.

At that time, the proposed facility renovations for Public Safety Dispatch and the Criminal Investigations Bureau were stopped until the entire facility could be reviewed and better planned. The City engaged the architectural services of Brinkley, Sargent, Wiginton (BSW) of Dallas to develop options for the City Council to consider that addressed staff concerns. The options were Option A. Renovate existing Police building and Shell Space - \$26,381,000 ; Option B. Renovate and add to existing Police building and Shell Space – 34,253,413; Option C. Build a new Police Substation - \$11,424,084; Option D. Build a new Police Substation and add a Training Center - \$22,200,000; and Option E. Build a new Police facility at the City Hall East site - \$47,242,227.

Staff recommended options A and C which was to renovate the existing Police building, the shell space, and build a new Police substation. The estimated cost for these two options was \$37,805,084. To immediately initiate this project, property would need to be acquired and an architectural firm selected to provide 30% designs services. The funds needed for these two components were estimated at \$3,948,000.

Consensus of Council was to proceed with Options A and C.

Following the completion of the Work Session, the City Council convened in a Closed Meeting at 2:22 p.m. to consider the following item.

**1. Closed Meeting:**

- A. ID 19-281 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential acquisition of real property interests located in the City of Denton, Texas generally east of Railroad Ave., south of E. McKinney St., west of N. Bradshaw St., and north of E. Hickory St. 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. (City Hall East)

The Council reconvened in Open Session and with no further business, the meeting was adjourned at 2:45 p.m.

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JOHN RYAN  
MAYOR PRO TEM  
CITY OF DENTON, TEXAS

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JANE RICHARDSON  
ASSISTANT CITY SECRETARY  
CITY OF DENTON, TEXAS