



City of Denton

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

Meeting Agenda

City Council

Tuesday, May 12, 2020

8:00 AM

Work Session Room

CLOSED MEETING BEGINS AT 8:00 A.M. IN THE WORK SESSION ROOM

SPECIAL CALLED MEETING BEGINS AT 1:00 P.M. IN THE WORK SESSION ROOM

WORK SESSION BEGINS AT 1:00 P.M. IN THE WORK SESSION ROOM (IMMEDIATELY FOLLOWING THE SPECIAL CALLED MEETING IN THE WORK SESSION ROOM)

CITY COUNCIL CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION WILL BEGIN IMMEDIATELY FOLLOWING THE CLOSED MEETING IN THE WORK SESSION ROOM

Note: Mayor Chris Watts, Mayor Pro Tem Gerard Hudspeth, and Council Members Keely Briggs, Jesse Davis, John Ryan, Deb Armintor and Paul Meltzer will be participating in the closed meeting, work session, and special called meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL

Due to COVID-19 precautions, members of the public will not be able to attend the May 12 City Council meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On May 8, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to City Council members and recorded by the City Secretary.

City Council Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Mayor will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The City Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Council meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Council. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Mayor will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.
- At regular meetings only, citizens can speak on any topic that is not on the agenda (Open Microphone). Alert the call taker if you wish to speak under the Open Microphone category. If you would like to give a public report, see the information below.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Closed Meeting on Tuesday, May 12, 2020, at 8:00 a.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. Closed Meeting:

- A. [ID 20-929](#) Deliberations regarding Personnel Matters - Under Government Code Section 551.074.

Conduct City Auditor candidate interviews and discuss and deliberate regarding the evaluation of candidates and the appointment/employment of a City Auditor.

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.

- B. Adjournment of the Closed Meeting.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Special Called Meeting on Tuesday, May 12, 2020, 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:

SPECIAL CALLED MEETING

1. Item for Individual Consideration

- A. [ID 20-960](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, extending the effective period of the declaration of disaster concerning Green Tree Estates, a subdivision located within the limits of the City, to July 31, 2020; authorizing the continued expenditure of a total amount not to exceed \$100,000 during this entire disaster declaration period as authorized by City Council on November 15, 2019; and, providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - Ordinance](#)
 [Exhibit 4 - Meeting Notification](#)

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, May 12, 2020, 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:

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.

3. Work Session Reports

- A. [ID 20-864](#) Receive a report, hold a discussion, and give staff direction regarding an update to the City of Denton's COVID-19 response.

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

- B. [ID 20-315](#) Receive a report, hold a discussion and give staff direction regarding emergency credit and collection measures and reopening strategy.

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

- C. [ID 20-729](#) Receive a report, hold a discussion, and give staff direction regarding an internal audit of Capital Projects Administration - Planning and Design.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Audit Response Cover Letter](#)
 [Exhibit 3 - Audit of Capital Projects Admin. - Planning and Design](#)
 [Exhibit 4 - Presentation](#)

- D. [ID 20-730](#) Receive a report, hold a discussion, and give staff direction regarding an internal audit of Capital Projects Administration - Property Acquisition.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Audit Response Cover Letter](#)
 [Exhibit 3 - Audit of Capital Projects Admin. - Property Acquisition](#)
 [Exhibit 4 - Presentation](#)

- E. [ID 20-912](#) Receive a report, hold a discussion, and give staff direction regarding an internal audit of Capital Projects Administration - Construction.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Audit Response Cover Letter](#)
 [Exhibit 3 - Audit of Capital Projects Administration - Construction](#)
 [Exhibit 4 - Presentation](#)

NOTE: Any item for which a formal action at the Special Called 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 completion of the Work Session, the City Council will reconvene in the Special Called Meeting to consider the following items:

1. CONSENT AGENDA

Each of these items is recommended by 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, 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 20-904](#) 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 7 Arrows Land Staff, LLC, for easement/property acquisition services for the Capital Improvement Program for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6862 - awarded to 7 Arrows Land Staff, LLC, for three (3) years, with the option for two (2) additional one (1) year extensions, in a total five (5) year not-to-exceed amount of \$430,000).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Project List](#)
 [Exhibit 3 - Evaluation Sheet](#)
 [Exhibit 4 - LLC Members](#)
 [Exhibit 5 - Ordinance and Contract](#)

- B. [ID 20-905](#) 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 Power Engineers, Inc., for program management, construction inspection services, and professional engineering services for the Capital Improvement Program for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6862 - awarded to Power Engineers, Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in a total five (5) year not-to-exceed amount of \$5,070,304.)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Project List](#)
[Exhibit 3 - Evaluation Sheet](#)
[Exhibit 4 - Ordinance and Contract](#)

- C. [ID 20-906](#) 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 MasterTurf Products and Services, Inc., for the top-dressing of parks and athletic fields for the Parks and Recreation Department; providing for the expenditure of funds therefore; and providing an effective date (RFP 7289 - awarded to MasterTurf Products and Services, 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 \$400,000).

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

- D. [ID 20-907](#) 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 Lexipol, LLC, for the customized policy management, update, and training solution for the Fire Department, which is the sole provider of this service, in accordance with Texas Local Government Code 252.022, which 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 7279 - awarded to Lexipol, LLC, in the five (5) year not-to-exceed amount of \$81,837).

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

- E. [ID 20-908](#) 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 Lexipol, LLC, for the customized policy management, update, and training solution for the Police Department, which is the sole provider of this service, in accordance with Texas Local Government Code 252.022, which 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 7279 - awarded to Lexipol, LLC, in the five (5) year not-to-exceed amount of

\$131,571).

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

- F. [ID 20-911](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 7288 for the Oracle HCM Implementation for the City of Denton Human Resource Department; and providing an effective date (RFP 7288).

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

- G. [ID 20-953](#) Consider approval of the minutes of April 30 and May 5, 2020.

Attachments: [Exhibit A - April 30, 2020 Minutes Draft](#)
 [Exhibit B - May 5, 2020 Minutes Draft](#)

- H. [ID 20-955](#) Consider adoption of an ordinance authorizing an encroachment agreement between the City of Denton, as Grantor, and TT of North Texas, Inc., a Texas corporation, as Grantee, regarding the placement of private improvements that encroach into (i) a Sanitary Sewer easement, recorded in Volume 464 Page 188, Deed Records, Denton County, Texas and (ii) a Public Utility Easement, recorded in Volume 1143 Page 125, Deed Records, Denton County, Texas and being in the G. Walker Survey, Abstract No. 1330, City of Denton, Denton County, Texas; providing an effective date. (Honda of Denton Encroachment Agreement request - Mark Laird)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Easement Encroachment exhibit](#)
 [Exhibit 4 - Water and Sewer Utilities exhibit](#)
 [Exhibit 5 - Proposed Hail Canopy exhibit](#)
 [Exhibit 6 - Applicant project narrative letter](#)
 [Exhibit 7 - Vesting Deed](#)
 [Exhibit 8 - Encroachment Easements](#)
 [Exhibit 9 - Encroachment Agreement](#)
 [Exhibit 10 - Secretary of State Corporation members list](#)
 [Exhibit 11 - Draft Ordinance](#)

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 20-933](#) Consider approval of a resolution of the City of Denton regarding the creation of the Legends Ranch Municipal Utility District of Denton County, encompassing approximately 496.136 acres of land located north of U.S. Hwy 380, east of Nail Road, and west of Thomas J. Egan Road, within Division I of the Extraterritorial Jurisdiction of the City of Denton, Texas; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Draft Resolution](#)
 [Exhibit 3 - Resolution Exhibit A - Map](#)
 [Exhibit 4 - Resolution Exhibit B - Legends Ranch MUD Petition](#)
 [Exhibit 5 - Resolution Exhibit C – Conceptual Master Plan](#)

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 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 8th day of May, 2020 at 4:10 p.m.

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.