



# City of Denton

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

## Meeting Agenda

### City Council

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Tuesday, March 21, 2017

5:00 PM

Work Session Room & Council Chambers

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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, March 21, 2017 at 5:00 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 March 21, 2017.**

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

- A. [ID 17-365](#) Receive a report, hold a discussion, and give staff direction regarding amendments to the Management Agreement between the City of Denton and the Dallas Entrepreneur Center.

**Attachments:**      [Exhibit 1 - Stoke Denton-SBDC Comparison](#)  
[Exhibit 2 - Stoke Member Survey March 2017](#)  
[Exhibit 3 - 2015-328 Original Management Agreement](#)  
[Exhibit 4 - Draft Amended Management Agreement](#)  
[Exhibit 5 - Presentation](#)

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.
- 1. [ID 17-389](#) Jennifer Lane regarding the proposed tax freeze.

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.

#### **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 – Q). 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 – Q 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 17-198](#) Consider adoption of an ordinance accepting competitive proposals and awarding a contract for the purchase of high density polyethylene pipe for the City of Denton Landfill; providing for the expenditure of funds therefor; and providing an effective date (RFP 6236-awarded to Scheele Engineering Corporation in the three (3) year not-to-exceed amount of \$780,000). The Public Utilities Board recommends approval (5-0).

**Attachments:**      [Exhibit 1-Evaluation and Ranking Sheet](#)  
[Exhibit 2-PUB Minutes](#)  
[Exhibit 3-Ordinance](#)  
[Exhibit 4-Contract](#)

- B. [ID 17-254](#) Consider adoption of an ordinance approving a grant application from Seth Morgan, representing Denton County Brewing Company, from the Downtown Reinvestment Grant Program not to exceed \$25,000; and providing for an effective date. The Economic Development Partnership Board recommends approval (8-0).

**Attachments:**      [Exhibit 1 - Ordinance & Agreement](#)

- C. [ID 17-292](#) Consider approval of a resolution authorizing the City Manager, or his designee, as Denton's authorized representative, to commit to fund, if selected, the applications for Active Transportation and Safe Routes to School projects through the North Central Texas Council of Governments; confirming intent to pay twenty percent of the total project cost (estimated at \$500,000 for all three projects); and providing an effective date.

**Attachments:**      [Exhibit 1- Resolution](#)

- D. [ID 17-311](#) Consider a request for an exception to the Noise Ordinance for the purpose of the Thin Line X Film Festival, to be held on the Historic Denton County Courthouse-on-the-Square lawn and at Travelstead on April 19 - 23, 2017, from noon to 11:00 p.m. The exception is specifically requested to increase sound levels from 70 to 75 decibels.
- Attachments: [Exhibit 1 - Letter of Request](#)
- E. [ID 17-343](#) Consider approval of the minutes of February 6, February 7, February 14, and February 21, 2017.
- Attachments: [Exhibit 1 - February 6, 2017 Minutes](#)  
[Exhibit 2 - February 7, 2017 Minutes](#)  
[Exhibit 3 - February 14, 2017 Minutes](#)  
[Exhibit 4 - February 21, 2017 Minutes](#)
- F. [ID 17-349](#) Consider adoption of an ordinance of the City of Denton, Texas authorizing the approval of a first amendment to a contract between the City of Denton and LabWare, Inc. for Laboratory Information Management System software consulting, training, technical support, and maintenance for an additional three (3) year period, extending the contract approved by City Council on February 4, 2014, in the amount of \$72,840 for software for the City of Denton Municipal Laboratory; providing for the expenditure of funds therefor; and providing an effective date (File 5441-providing for an additional expenditure amount not-to-exceed \$109,960, with the total contract amount not-to-exceed \$182,800). The Public Utilities Board recommends approval (5-0).
- Attachments: [Exhibit 1-Original Contract](#)  
[Exhibit 2-PUB Minutes](#)  
[Exhibit 3-Staff Memo](#)  
[Exhibit 4-Ordinance](#)  
[Exhibit 5-First Amendment](#)
- G. [ID 17-350](#) Consider adoption of an ordinance of the City of Denton, Texas authorizing the approval of a first amendment to a contract between the City of Denton and Mission Critical Partners for a Public Safety Dispatch Study, amending the contract approved by the City Manager on June 29, 2015, in the amount of \$99,996, to provide additional consulting services related to the solicitation and implementation of a new Public Safety Dispatch System; providing for the expenditure of funds therefor; and providing an effective date (File 5860-providing for an additional expenditure amount not-to-exceed \$122,161, with the total contract amount not-to-exceed \$222,157).
- Attachments: [Exhibit 1-Contract](#)  
[Exhibit 2-Ordinance](#)  
[Exhibit 3-First Amendment](#)
- H. [ID 17-351](#) Consider adoption of an ordinance of the City of Denton, Texas authorizing the approval of a fifth amendment to a contract between the City of Denton and ABB,

Inc. for Electric Utility 69kV and 138kV Instrument Transformers which was originally approved by Council on December 4, 2012 in the amount of \$2,290,000 with a first through fourth amendment providing for line item changes but no change to the contract award amount, and approved by Purchasing staff; providing for the expenditure of funds therefor; and providing an effective date (File 5064-providing for an additional expenditure amount not-to-exceed \$572,500 with the total contract amount not-to-exceed \$2,862,500).

**Attachments:**      [Exhibit 1-Original Contract and Amendments](#)  
[Exhibit 2-Ordinance](#)  
[Exhibit 3-Fifth Amendment](#)

- I. [ID 17-352](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager or his designee to execute a contract for the acquisition of one 170 cubic foot hopper tracked Trommel for use in the City of Denton Solid Waste Department's Building Materials Recovery (BMR) operation; and providing an effective date (RFP 6212-awarded to McCourt and Sons Equipment, Inc. in the not-to-exceed amount of \$363,264). The Public Utilities Board recommends approval (5-0).

**Attachments:**      [Exhibit 1-Trommel Pricing Sheet](#)  
[Exhibit 2-PUB Draft Minutes](#)  
[Exhibit 3-Ordinance](#)

- J. [ID 17-353](#) Consider adoption of an ordinance authorizing the City Manager to execute Change Order# 2 to the contract between the City of Denton and Jagoe-Public Company for the Eagle Drive Reconstruction project which was originally approved by Council on April 26, 2016, in the amount of \$2,089,550.42 with Change Order# 1 in the negative amount of \$94,886.25 approved by Council on July 19, 2016; providing for the expenditure of funds therefor; and providing an effective date (Bid 6057-Change Order# 2 in the negative amount of \$143,020.58 for a total contract award aggregating to \$1,851,223.59).

**Attachments:**      [Exhibit 1-Original Contract](#)  
[Exhibit 2-Change Order 1](#)  
[Exhibit 3-Ordinance](#)  
[Exhibit 4-Change Order 2](#)

- K. [ID 17-354](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute a Professional Services Agreement with DEH Consulting, LTD for Engineering Services related to the Downtown Storm Sewer Improvements Trunk Line, South Bell, and Oak Street Systems project; and establishing an effective date (File 6399 in the not-to-exceed amount of \$113,280).

**Attachments:**      [Exhibit 1-Staff Memo](#)  
[Exhibit 2-Ordinance](#)  
[Exhibit 3-Contract](#)

- L. [ID 17-355](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute a Professional Services Agreement with Teague Nall and

Perkins, Inc. for Engineering Services related to the Magnolia Drainage Phase II project; and establishing an effective date (File 6405 in the not-to-exceed amount of \$118,000).

**Attachments:**     [Exhibit 1-Staff Memo](#)  
                              [Exhibit 2-Ordinance](#)  
                              [Exhibit 3-Contract](#)

- M. [ID 17-362](#) Consider adoption of an ordinance authorizing the City Manager to execute an amendment to a Development Agreement between the City of Denton and Carmen Investments, Inc., for the provision of water and sanitary sewer service for Phase II A of the Country Club Village Addition. The Public Utilities Board recommends approval (4-0).

**Attachments:**     [Exhibit 1 - Location Map](#)  
                              [Exhibit 2 - Water Distribution System Analysis](#)  
                              [Exhibit 3 - Development Agreement](#)  
                              [Exhibit 4 - Approval of Amendment to DA Ordinance](#)

- N. [ID 17-366](#) Consider adoption of an ordinance of the City of Denton, Texas approving an interlocal cooperation agreement between the City of Denton and Denton County, Texas, regarding the construction of a traffic signal at the intersection of Cindy Lane and US 380 (University Drive); and providing an effective date.

**Attachments:**     [Ordinance and Interlocal Agreement](#)

- O. [ID 17-370](#) Consider adoption of an ordinance approving the expenditure of funds for the purchase of one (1) ambulance chassis and the refurbishment of the ambulance body for Medic 6, which are available from only one source and in accordance with Texas Local Government Code 252.022, such purchases are exempt from requirements of competitive bids; providing for the expenditure of funds therefor; and providing an effective date (File 6407-awarded to Knapp Chevrolet in the not-to-exceed amount of \$169,300).

**Attachments:**     [Exhibit 1-Quote](#)  
                              [Exhibit 2-Frazer Standardization](#)  
                              [Exhibit 3-Letter of Intent](#)  
                              [Exhibit 4-Ordinance](#)

- P. [ID 17-378](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and The University of North Texas for the purpose of hosting the African Cultural Festival; providing for the expenditure of funds therefor; and providing for an effective date. (\$550)

**Attachments:**     [Ordinance - UNT African Cultural Festival](#)  
                              [Agreement - UNT African Cultural Festival](#)

- Q. [ID 17-397](#) Consider approval of a resolution of the City of Denton evidencing support for the Denton Community Market and its grant application for funding from FY 2017 farmers market promotion program of the agricultural marketing service, United States Department of Agriculture; and providing for an effective date.

Attachments:      [Farmers Market Resolution](#)  
[Letter to Todd Hileman 31517](#)

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

- A. [ID 16-1612](#) Consider adoption of an ordinance of the City Council of the City of Denton, Texas authorizing the City Manager to execute a professional services agreement with Black and Veatch Corporation for professional testing and verification services relating to the construction of the Denton Energy Center; authorizing the expenditure of funds therefor; in the amount of not-to-exceed \$963,930 and providing an effective date. The Public Utilities Board recommended approval (5-0).

Attachments:      [Exhibit 1 - Presentation](#)  
[Exhibit 2 - Scope of Work](#)  
[Exhibit 3 - Ordinance](#)  
[Exhibit 4 - Professional Services Agreement](#)

## **6. PUBLIC HEARINGS**

- A. [A16-0004b](#) Hold the second of two public hearings for annexation of an approximately 4.7 acre of land, generally located north of Ryan Road, west of FM 2181 (Teasley Lane) and Lake Forest Good Samaritan Village, and east of Country Club Road by the City of Denton, Texas.

Attachments:      [Exhibit 1 - Location Map](#)  
[Exhibit 2 - Zoning Map](#)  
[Exhibit 3 - Draft Ordinance](#)  
[Exhibit 4 - Staff Presentation](#)

- B. [Z16-0029a](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 0.734 acres from a Neighborhood Residential 6 (NR-6) District to a Community Mixed Use General (CM-G) District and to rezone approximately 3.645 acres from a Neighborhood Residential Mixed Use (NRMU) District to a CM-G District. The subject property is generally located at the northeast corner of the intersection of Country Club Road and W. Hobson Lane, in the City of Denton, Denton County, Texas. (Z16-0029, CST Corner Store).

- Attachments:**
- [Exhibit 1 - Staff Analysis](#)
  - [Exhibit 2 - Site Location Map](#)
  - [Exhibit 3 - Existing Zoning Map](#)
  - [Exhibit 4 - Future Land Use Map](#)
  - [Exhibit 5 - Zoning Change Map](#)
  - [Exhibit 6 - Permitted Uses in NR-6, NRMU, and CM-G Districts](#)
  - [Exhibit 7 - Presentation Slides](#)
  - [Exhibit 8 - Public Notification Map and Responses](#)
  - [Exhibit 9 - Planning and Zoning Commission Meeting Minutes](#)
  - [Exhibit 10 - Draft Ordinance](#)

- C. [Z16-0027b](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D) District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (Z16-0027, The Standard/The Hudson at Medpark).

- Attachments:**
- [Exhibit 1 - Staff Analysis](#)
  - [Exhibit 2 - Site Location Map](#)
  - [Exhibit 3 - Zoning Map](#)
  - [Exhibit 4 - Future Land Use Map](#)
  - [Exhibit 5 - Zoning Change Map](#)
  - [Exhibit 6 - Permitted Uses in RCR-2 and RCC-D Districts](#)
  - [Exhibit 7 - Presentation Slides](#)
  - [Exhibit 8 - Public Notification Map and Responses](#)
  - [Exhibit 9 - March 8, 2017 Planning & Zoning Commission Meeting Minutes](#)
  - [Exhibit 10 - Draft Ordinance](#)

- D. [S16-0008b](#) Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit to allow multifamily development on approximately 20.49 acres. The property is generally located at 2100 South Mayhill and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (S16-0008, The Standard/The Hudson at Medpark).

- Attachments:
- [Exhibit 1 - Staff Analysis](#)
  - [Exhibit 2 - Site Location Map](#)
  - [Exhibit 3 - Zoning Map](#)
  - [Exhibit 4 - Future Land Use Map](#)
  - [Exhibit 5 - Presentation Slides](#)
  - [Exhibit 6 - Proposed Site Plan](#)
  - [Exhibit 7 - Proposed Landscape Plan](#)
  - [Exhibit 8 - Zoning Change Map](#)
  - [Exhibit 9 - Public Notification Map and Responses](#)
  - [Exhibit 10 - March 8, 2017 Planning & Zoning Commission Meeting Minutes](#)
  - [Exhibit 11 - 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 \_\_\_\_\_, 2017 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.