



City of Denton

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

Meeting Agenda

City Council

Tuesday, May 9, 2017

2:00 PM

Work Session Room

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 9, 2017 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. Work Session Reports

- A. [ID 17-587](#) Receive a report, hold a discussion, and provide staff direction regarding Shiloh Village and the concept of community housing (co-housing).

Attachments: [Exhibit 1 - Shiloh Village Presentation](#)
[Exhibit 2 - Staff Presentation](#)

- B. [ID 17-589](#) Receive a report, hold a discussion, and give staff direction regarding redevelopment of the property at 101 S. Locust Street (Wells Fargo Building).

Attachments: [Exhibit 1 - Wells Fargo actual site](#)
[Exhibit 2 - Wells Fargo large site](#)
[Exhibit 3 - Wells Fargo site original concept](#)
[Exhibit 4 - Presentation](#)

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 17-621](#) Consultation with Attorneys - Under Texas Government Code Section 551.071 regarding legal issues

Consultation, discussion and deliberation regarding legal matters associated with the City's legal and contractual relationship with the Denton Housing Authority including, but not limited to, Ojala Holdings and the Denton Housing Authority's requests for resolutions showing "no objections" on two 4% Housing Tax Credit housing developments, where discussion of these legal matters in an open meeting

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.

Following the completion of the Closed Meeting, the City Council will convene in a Special Called Meeting to consider the following items:

1. 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 – D). 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 – D 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 17-167](#) Consider adoption of an ordinance approving an Advanced Costs Reimbursement Agreement between Epic Development, Inc., Columbia Medical Center of Denton Subsidiary, L.P., and the City of Denton regarding reimbursement to the City for removal of unauthorized obstructions from a transmission line easement; and providing effective date. The Public Utilities Board recommends approval (6-0).

Attachments: [Ordinance Advanced Costs Reimbursement Agreement Final](#)
[MCH CC 05092017 FINAL](#)
[Cost Reimbursement Agreement - FINAL w exhibits - 04212017](#)

- B. [ID 17-585](#) Consider approval of a resolution of the City Council of the City of Denton, Texas, regarding the proposed site for the construction, expansion, and use of an electric power transmission/distribution substation generally located in the northeast corner of East Sherman Drive and Hartlee Field Road, in the extraterritorial jurisdiction of the City of Denton, Denton County, Texas, and part of Denton Municipal Electric's service territory; and providing an effective date. [Hartlee Field Substation]

Attachments: [DME Substation Locations Map.pdf](#)
[Hartlee Field Options Map.pdf](#)
[Revised Yellow Site Option.pdf](#)
[Project Information Sheet.pdf](#)
[Hartlee Field Road Substation Resolution - Signed by Legal](#)

- C. [ID 17-603](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas, and the Day of the Dead Festival; providing for the expenditure of funds; and providing for an effective date.

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

- D. [ID 17-618](#) Consider adoption of an ordinance of the City of Denton, Texas, concurring with the

City Manager's reorganization of the City of Denton's administrative departments and divisions; and providing an effective date.

Attachments: [Exhibit 1 - Org Chart](#)
 [Exhibit 2 - Ordinance](#)

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 17-579](#) Consider adoption of an ordinance of the City of Denton, Texas amending the Fiscal Year 2016-2017 Budget and Annual Program of Services of the City of Denton to allow for adjustments to the General Fund of three hundred seventy-five thousand dollars (\$375,000) for the purpose of funding fencing at City Cemeteries, Downtown Reinvestment Fund of twenty thousand dollars (\$20,000) for the purpose of funding additional grant applications, the Library Donation Fund of twenty thousand dollars (\$20,000) for the purpose of funding the purchase of replacement furniture, equipment and supplies; declaring a municipal purpose; providing a severability clause, an open meetings clause and effective date.

Attachments: [Exhibit 1 - Ordinance.pdf](#)

- B. [ID 17-575](#) Consider adoption of an ordinance approving a grant application from John Withers, representing Withhick, LLC, from the Downtown Reinvestment Grant Program not to exceed \$25,000; and providing for an effective date. The Economic Development Partnership Board recommends approval (7-0).

Attachments: [Exhibit 1 - Ordinance and Agreement](#)
 [Exhibit 2 - 112 W. Oak Presentation](#)

- C. [ID 17-576](#) Consider adoption of an ordinance approving a grant application from Tim Beaty, representing 421 E. Oak, from the Downtown Reinvestment Grant Program not to exceed \$25,000; and providing for an effective date. The Economic Development Partnership Board recommends approval (7-0).

Attachments: [Exhibit 1 - 421 E. Oak Ordinance and Agreement](#)
 [Exhibit 2 - 421 E. Oak Grant presentation 050917](#)

- D. [ID 17-611](#) Consider approval of a resolution of the City of Denton, Texas evidencing no objection to the proposed new construction of The Standard at MedPark Station, L.P.; and authorizing such other actions necessary or convenient to carry out this resolution; and providing for an effective date.

Attachments: [Exhibit 1 - Letter from DHA 05-04-17](#)
 [Exhibit 2 - Memo from 05-01-17](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Site Plan](#)
 [Exhibit 5 - Standard at MedPark Resolution](#)

- E. [ID 17-612](#) Consider approval of a resolution of the City of Denton, Texas evidencing no objection to the proposed new construction of The Hudson at MedPark Station, L.P.; and authorizing such other actions necessary or convenient to carry out this resolution; and providing for an effective date.

Attachments: [Exhibit 1 - Letter from DHA 05-04-17](#)
[Exhibit 2 - Memo from 05-01-17](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Site Plan](#)
[Exhibit 5 - Hudson at MedPark Resolution](#)

- F. [ID 17-624](#) Consider adoption of an ordinance of the city of Denton, Texas amending certain provisions of chapter 1 and chapter 17 of the Denton code of ordinances, the Denton property maintenance code, including sections 1-11, 17-2, 17-37, 17-42, 17-112, 17-121, and 17-124 and adding section 17-3 to provide for code enforcement officer authority; providing for a severability clause, savings clause, and an effective date.

Attachments: [Exhibit 1 Ordinance](#)

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.

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 IS 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.