



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda City Council

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Tuesday, June 20, 2017

2:00 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 Open Session on Tuesday, June 20, 2017 at 2:00 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

- A. [ID 17-756](#) Consider adoption of an ordinance canvassing the returns and declaring the results of the Runoff Municipal Election held in the city of Denton on June 10, 2017.

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

- B. [ID 17-757](#) Oath of Office administered to newly elected Council Member.

Following the completion of the Open Session, the City Council of the City of Denton, Texas will convene in a Work Session 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 June 20, 2017.**

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

- A. [ID 17-788](#) Receive a report, hold a discussion, and give staff direction regarding the Mayor's National Climate Action Agenda and current Sustainability activities.

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

- B. [ID 17-426](#) Receive a report from staff regarding various scenarios for moving the City of Denton toward 100% renewable energy.

Attachments: [Exhibit 1 - Agenda Information Sheet - 100% Renewable](#)  
[Exhibit 2 - 100% Renewables Presentation.pdf](#)

- C. [ID 17-759](#) Receive a report; hold a discussion, and receive departmental presentations in preparation for the FY 2017-18 Proposed Budget, Capital Improvement Program, and Five Year Financial Forecast.

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

[Exhibit 2- Budget Memo June 20](#)

[Exhibit 3 -Library](#)

[Exhibit 4 -Development Services](#)

[Exhibit 5 - Finance](#)

- D. [ID 17-767](#)      Receive a report, hold a discussion, and give staff direction regarding a policy and application to review low-income housing tax credit requests.

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

[Exhibit 2 - Research](#)

[Exhibit 3 - DRAFT Policy and Application](#)

[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 17-815](#)      Deliberations regarding Real Property - Texas Government Code Section 551.072; Consultation with Attorneys - Texas Government Code Section 551.071.

Discuss, deliberate, and receive information from staff and provide staff with direction pertaining to the use of 651 S. Mayhill Rd., Denton, Denton County, Texas. Consultation with the City's attorneys regarding legal issues associated with the use of said property 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.

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**

### **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.
- A. [ID 17-723](#) Deb Armintor regarding concerns on return on investment for economic development partnership and the Chamber of Commerce.
- B. [ID 17-766](#) Brandy Pounds regarding hosting a transgender summit in Denton.
- C. [ID 17-803](#) Kat Ralph regarding hosting a transgender summit in Denton.
- 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 – K). 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 – K 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 17-480](#) Consider approving the donation of a watercolor, Turner Falls, by the late Rob Erdle, donated by Ms. Millie Giles, as Public Art pursuant to the City of Denton's Donations of Public Art Policy. The Public Art Committee recommends approval (7-0).

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Excerpt of Public Art Committee Minutes](#)  
[Exhibit 3 - Photo of Erdle Art](#)

- B. [ID 17-688](#) Consider adoption of an ordinance ratifying the expenditure of funds by the City Manager for the emergency replacement of four (4) pumps at the Pecan Creek Water Reclamation Plant Raw Sewage Pump Station No. 2 in accordance with

provisions of Section 252.022 of the local government code exempting such purchases from requirements of competitive bidding; and providing an effective date (File 6470-awarded to multiple vendors in the estimated amount of \$665,619). The Public Utilities Board recommends approval (7-0).

**Attachments:**      [Exhibit 1-Agenda Information Sheet](#)  
                              [Exhibit 2-Declaration of Emergency](#)  
                              [Exhibit 3-Construction Quote](#)  
                              [Exhibit 4-Valve Quote](#)  
                              [Exhibit 5-PUB Minutes](#)  
                              [Exhibit 6-Ordinance](#)

- C.    [ID 17-736](#)      Consider adoption of an ordinance accepting competitive proposals and awarding a contract for the Supply of Traffic Signal Poles for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 6359-awarded to Techline, Inc. in the three (3) year not-to-exceed amount of \$2,011,027.83).

**Attachments:**      [Exhibit 1-Agenda Information Sheet](#)  
                              [Exhibit 2-Evaluation and Ranking Sheet](#)  
                              [Exhibit 3-Ordinance.doc](#)  
                              [Exhibit 4-Contract](#)

- D.    [ID 17-737](#)      Consider adoption of an ordinance accepting competitive proposals and awarding a contract for the Supply of Turnout Gear (Personal Protection Equipment) for Structural Firefighting for the City of Denton Fire Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 6432-awarded to Casco Industries, Inc in the five (5) year not-to-exceed amount of \$600,000).

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

- E.    [ID 17-740](#)      Consider adoption of an ordinance ratifying the expenditure of funds by the City Manager for the emergency repair of Transfer Pump #2 at the Lake Ray Roberts Water Treatment Plant and in accordance with provisions of section 252.022 of the local government code exempting such purchases from requirements of competitive bidding; and providing an effective date (File 6344-awarded to Weisinger, Inc. in the amount of \$59,996). The Public Utilities Board recommends approval (7-0).

**Attachments:**      [Exhibit 1-Agenda Information Sheet](#)  
                              [Exhibit 2-TPS #2 Inspection Report](#)  
                              [Exhibit 3-Emergency Declaration Form](#)  
                              [Exhibit 4-Cost Comparison](#)  
                              [Exhibit 5-PUB Minutes](#)  
                              [Exhibit 6-Ordinance](#)

- F. [ID 17-750](#) Consider adoption of an ordinance of the City of Denton, Texas approving a consent to assignment of an Airport lease agreement between BAM Denton Management Ventures, LLC and Sykes-Vaughan Investments, LLC.; and providing an effective date. Council Airport Committee recommends (2-0)

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Attachments:     [Exhibit 1 AIS - BAM.pdf](#)  
                              [Exhibit 2 BAM Site Map.pdf](#)  
                              [Exhibit 3 - Request to assign BAM.pdf](#)  
                              [Exhibit 4 - CAC Draft Minutes June 5, 2017.pdf](#)  
                              [Exhibit 5 - Ord Assignment BAM DMV-Sykes.pdf](#)

- G. [ID 17-751](#) Consider adoption of an ordinance of the City of Denton, Texas approving a consent to assignment of an Airport lease between J.R. Almand, M.D. and CFD Integration, LLC d/b/a CFDI Aero; and providing an effective date. Council Airport Committee Recommends (2-0).

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Site Map](#)  
                              [Exhibit 3 - Assignment Request](#)  
                              [Exhibit 4 - CAC June 5, 2017 Draft Meeting Minutes](#)  
                              [Exhibit 5 - Ordinance](#)

- H. [ID 17-752](#) Consider adoption of an ordinance of the City of Denton, Texas approving a first amendment to an airport lease between the City of Denton, Texas and CFD Integration, LLC D/B/A CFDI Aero; and providing an effective date. Council Airport Committee Recommends (2-0).

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Site Map - JR Almand](#)  
                              [Exhibit 3 - CAC June 5, 2017, Draft Meeting Minutes](#)  
                              [Exhibit 4 - Ordinance](#)

- I. [ID 17-771](#) Consider adoption of an ordinance of the City of Denton, Texas providing for, authorizing, and approving the expenditure of funds for the purchase of the sculpture "Seeing Through the Thorn Vine" by artist James Surls to be displayed on the east side of the City of Denton Civic Center which is available from only one source and in accordance with Chapter 252.022 of the Texas Local Government Code such purchases are exempt from the requirements of competitive bidding; and providing an effective date (File 6461-awarded to the James Surls Studio in the amount of \$105,000). The Public Art Committee recommends approval (8-0).

**Attachments:**      [Exhibit 1-Agenda Information Sheet](#)  
                                 [Exhibit 2-Sculpture Illustration](#)  
                                 [Exhibit 3-Appraisal](#)  
                                 [Exhibit 4-Public Art Committee Minutes](#)  
                                 [Exhibit 5-Ordinance](#)

- J.    [ID 17-784](#)      Consider approval of the minutes of June 5 and 6, 2017.

**Attachments:**      [Exhibit 1 June 5, 2017 Minutes](#)  
                                 [Exhibit 2 June 6, 2017 Minutes](#)

- K.    [ID 17-785](#)      Consider adoption of an ordinance of the City of Denton, Texas, amending Ordinance No.2016-393, prescribing the number of positions in each classification of Police Officer; providing a repealer clause; and declaring an effective date.

**Attachments:**      [AIS - Staffing Ordinance](#)  
                                 [Exhibit 1 - Sworn Classification Chart](#)  
                                 [Exhibit 2 - Ordinance Staffing](#)

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

- A.    [A17-0002c](#)      Conduct the second of two readings and consider adoption of an ordinance to annex approximately 16 acres generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road. (A17-0002, Blue Beacon).

**Attachments:**      [Exhibit 1 Agenda Information Sheet.docx](#)  
                                 [Exhibit 2 - Site Location](#)  
                                 [Exhibit 3 - Annexation Petition](#)  
                                 [Exhibit 4 - Presentation](#)  
                                 [Exhibit 5 Ordinance](#)

- B.    [ID 17-738](#)      Consider adoption of an ordinance accepting competitive bids and awarding a public works contract for the construction of the South Bonnie Brae Street Widening and Improvements Phase I project for the City of Denton with geographical limits from 500' north of Vintage Boulevard south to Roselawn Street; providing for the expenditure of funds therefor; and providing an effective date (IFB 6390C-awarded to Ragle, Inc. in the not-to-exceed amount of \$11,810,220.07).

**Attachments:**      [Exhibit 1-Agenda Information Sheet](#)  
                                 [Exhibit 2-Bid Tabulation](#)  
                                 [Exhibit 3-Consultant Recommendation](#)  
                                 [Exhibit 4-Ordinance](#)  
                                 [Exhibit 5-Contract](#)  
                                 [Exhibit 6-Presentation](#)

- C.    [ID 17-764](#)      Consider adoption of an ordinance of the City of Denton, Texas approving a rate change pursuant to an interlocal agreement between the City of Denton and the

University of North Texas for the enforcement of parking regulations by the University of North Texas; authorizing parking enforcement zones for the University of North Texas; providing for a severability clause; and providing for an effective date. The Traffic Safety Commission recommends approval (6-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ord 2006-358.pdf](#)  
[Exhibit 3 - UNT Parking.pdf](#)  
[Exhibit 4 - Hickory site map.pdf](#)  
[Exhibit 5 - comments.pdf](#)  
[Exhibit 6 - Wilshire site map.pdf](#)  
[Exhibit 7 - Draft Minutes TSC 6-5-17.pdf](#)  
[Exhibit 8 - Ordinance](#)

- D.    [ID 17-765](#)    Consider adoption of an ordinance of the City of Denton, Texas prohibiting parking on the south side of Hickory Street from Avenue B to Welch Street; providing a repealer clause; providing a savings clause; providing for a penalty not to exceed \$500 for violations of this ordinance; providing that violations of this ordinance shall be governed by Chapter 18 of the Code of Ordinances of the City of Denton; and providing for an effective date. The Traffic Safety Commission recommends approval (6-0).

**Attachments:**      [Ex 1 AIS.pdf](#)  
[Ex 2 Ordinance.pdf](#)  
[Ex 3 Current Accommodations.pdf](#)  
[Ex 4 Minutes MC 06142016.pdf](#)  
[Ex 5 Public Notices.pdf](#)  
[Ex 6 Minutes from TSC 05012017.pdf](#)  
[Ex 7 Open House Comments.pdf](#)  
[Ex 8 Options with pros and cons.pdf](#)  
[Ex 9 Draft Minutes TSC 6-5-17.pdf](#)  
[Ex 10 TSC Presentation.pdf](#)

- E.    [ID 17-794](#)    Consider adoption of an ordinance of the City of Denton authorizing a Memorandum of Understanding between the City of Denton, Texas (“City”) and Denton Assistance Center, Inc., d/b/a Serve Denton (“Serve Denton”) to implement Employ-2-Empower, Denton’s Employment Empowerment Program for person’s experiencing homelessness; providing for the expenditure of funds; and providing for an effective date.

**Attachments:**      [Exhibit 1 Agenda Information Sheet](#)  
[Exhibit 2 Presentation](#)  
[Exhibit 3 Ordinance with Memorandum of Understanding](#)

## **6. PUBLIC HEARINGS**

- A.    [ID 17-775](#)    Hold a public hearing regarding the potential termination of Tax Increment

Reinvestment Zone Number One (Downtown TIF), City of Denton, Texas.

**Attachments:**      [17-775 Agenda Information Sheet](#)  
[Ordinance No. 2011-128](#)  
[Ordinance No. 2010-316](#)  
[Ordinance No. 2011-129](#)  
[Ordinance No. 2014-221](#)  
[Downtown TIRZ \(TIF\) Value History](#)  
[Secs. 311.005 and 311.006 Texas Tax Code](#)  
[Expenditures in the Downtown TIF Zone 2011 to date](#)  
[Presentation](#)

- B.    [Z17-0001a](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending Subsection 35.5 of the Denton Development Code, pertaining to the self-service storage use and adding a Limitation 35 (L35) to provide requirements for self-storage use; and providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommended approval (5-1) of the request. (Z17-0001)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Applicant Narrative](#)  
[Exhibit 4 - Proposed Subchapter 5](#)  
[Exhibit 5 - CM-G, EC-C, EC-I, IC-E, IC-G Districts](#)  
[Exhibit 6 - Planning and Zoning Commission Meeting Minutes](#)  
[Exhibit 7 - Presentation](#)  
[Exhibit 8 - Draft Ordinance](#)

- C.    [A17-0001b](#)    Hold the second of two public hearings for a voluntary annexation of approximately 118.041 acres of land, generally located north of McKinney Street and west of Trinity Road by the City of Denton, Texas.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Presentation](#)

- D.    [A17-0004b](#)    Hold the second of two public hearings for an involuntary annexation of approximately 6.71 acres of land, generally located north of Brush Creek Road and east of Fort Worth Drive by the City of Denton, Texas.



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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Zoning Map](#)

[Exhibit 4 - Draft Ordinance](#)

[Exhibit 5 - Presentation](#)

- E. [HL17-0001b](#) Hold a public hearing and consider adoption of an ordinance designating the property known as the O'Neil Ford Civic Complex, bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south and Austin and Oakland Streets on the west, a historic landmark, under Section 35.7.6. of the Denton Development Code; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date.

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

[Exhibit 2 Staff Analysis](#)

[Exhibit 3 Draft Ordinance](#)

[Exhibit 4 Resolution R92-040](#)

[Exhibit 5 Image of Marker installed on July 21, 1993](#)

[Exhibit 6 Denton Record Chronicle Article on O'Neil Ford, January 1993](#)

[Exhibit 7 May 10, 1993 – HLC Minutes – Consideration of Wording of Marker](#)

[Exhibit 8 Letter from City Manager agreeing that Complex should be designated](#)

[Exhibit 9 Letter from Attorney for Woman's Club to consider inclusion of that bui](#)

[Exhibit 10 October 5 1993, Memo to HLC regarding options for review](#)

[Exhibit 11 O'Neal Ford Civic Complex Map](#)

[Exhibit 12 October 11 1993 HLC minutes](#)

[Exhibit 13 August 17, 1993, Designation of Complex Memo](#)

[Exhibit 14 Current Map of the Area](#)

[Exhibit 15 Responses to Notice](#)

[Exhibit 16 Planning and Zoning Meeting Minutes for May 24, 2017](#)

[Exhibit 17 Presentation](#)

## **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.