



# 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, August 22, 2017

1:00 PM

Work Session Room

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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, August 22, 2017 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:

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

- A. [ID 17-560](#) Receive a report, hold a discussion, and give staff direction regarding the Stoke Denton entrepreneur center's first year of operations and the Management Agreement between the City of Denton and the Dallas Entrepreneur Center.

**Attachments:**

[Exhibit 1- AIS 17-560](#)  
[Exhibit 2- Stoke Report](#)  
[Exhibit 3- Stoke Presentation](#)  
[Exhibit 4- DEC Profit and Loss Statement](#)  
[Exhibit 5- DEC Stoke Profit and Loss Year 1 Report](#)  
[Exhibit 6- Revenues and Expenditures](#)  
[Exhibit 7- Amended Management Agreement](#)  
[Exhibit 8- Revised Presentation](#)

- B. [ID 17-793](#) Receive a report, hold a discussion, and give staff direction regarding Williams Square.

**Attachments:**

[Exhibit 1- AIS 17-793](#)  
[Exhibit 2- Williams Trade Square Parking Lot 6-13-17](#)  
[Exhibit 3- Wells Fargo Lease](#)  
[Exhibit 4- First Amendment to Wells Fargo Lease](#)  
[Exhibit 5- Denton County parking lease](#)  
[Exhibit 6- Denton County Nonrenewal Letters](#)  
[Exhibit 7- Rusty Taco Lease 2013-009](#)  
[Exhibit 8- WS revenue FY 06-07 to 15-16](#)  
[Exhibit 9- Presentation](#)

- C. [ID 17-979](#) Receive a report; hold a discussion, and give staff direction regarding the FY 2017-18 City Manager's Proposed Budget, Capital Improvement Program, and Five-Year Financial Forecast.

**Attachments:**

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

- D. [ID 17-1096](#) Receive a report, hold a discussion, and give staff direction on the City Council

Employee Benefits Ad Hoc Committee recommendations for vacation and sick leave changes.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Vacation and Sick Benefits Summary and Recommended Changes b](#)  
[Exhibit 3 - Survey of DFW Metroplex Cities' Vacation and Sick Leave Benefits](#)  
[Exhibit 4 - May 2017 Informal Staff Report - Ad Hoc Committee Update](#)  
[Exhibit 5 - Compilation of Employee Feedback](#)  
[Exhibit 6 - Comparison of Current versus Proposed Vacation Accrual](#)  
[Exhibit 7 - Power Point Presentation revised](#)

- E.    [ID 17-1121](#)    Receive a report, hold a discussion, and give staff direction regarding a compressed natural gas (CNG) fueling facility at the intersection of Mayhill Road and Spencer Road.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet - CNG.pdf](#)  
[Exhibit 2 - CNG Presentation Council, V2, 082217.pdf](#)

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 17-990](#)    Certain Public Power Utilities: Competitive Matters - Under Texas Government Code, Section 551.086.

Receive competitive public power competitive information and financial information from staff regarding the proposed FY 2017-2018 operating budget for Denton Municipal Electric (“DME”) including without limitation, proposed rates for DME for FY 2017-2018, expected revenues, expenses, commodity volumes, and financial commitments of DME; discuss, deliberate and provide staff with direction.

- B.    [ID 17-1099](#)    Consult with Attorneys - Under Texas Government Code Section 551.071; Deliberations regarding Real Property - Under Texas Government Code Section 551.072.

Consult with and provide direction to City’s attorneys regarding legal issues and legal strategies associated with the possible access, occupation and/or use of the City’s right of way for fiber and/or fiber conduit by Zayo Group, LLC, including possible access, occupation, and/or use of the City’s right of way pursuant to an Exchange Agreement with the Denton Independent School District and the County of Denton, Texas effective July 28, 2015; a public discussion of these legal issues and legal strategies would conflict with the duty of the City’s attorneys to the 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 at which the following items will be considered:

### **1. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ID 17-559](#) Consider nominations/appointments to the City's Economic Development Partnership Board.

Attachments: [Exhibit 1 - AIS 17-559](#)  
[Exhibit 2 - IC EDPB appointments 082217](#)

- B. [A17-0001d](#) Conduct the second of two readings and consider adoption of an ordinance of the City of Denton voluntarily annexing approximately 118.041 acres of land, generally located north of McKinney Street and west of Trinity Road; providing for a correction to the city map to include the annexed lands; providing for a savings clause and an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Draft Ordinance](#)  
[Exhibit 5 - Presentation](#)

- C. [A17-0004d](#) Conduct the second of two readings and consider adoption of an ordinance of the City of Denton 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; providing for a savings clause and an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Draft Ordinance](#)  
[Exhibit 5 - Presentation](#)

- D. [ID 17-1131](#) Consider approval of a resolution by the City of Denton, Texas, approving the grant application for "Denton - Specialized Regional Response Teams Sustainment" project for fiscal year 2016 to the Office of the Governor; authorizing the City Manager or his agents official authority over this project; declaring an effective date; and requiring delivery of the Resolution to the Office of the Governor; and providing an effective date.

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

- E. [ID 17-1137](#) Consider adoption of an ordinance of the City of Denton adopting and approving a design manual in accordance with Chapter. 284, Deployment of Network Nodes in Public Right-of-Way, Tex. Local Gov't code; and providing an effective date.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance and Design Manual](#)  
[Exhibit 3 - Senate Bill 1004 Legislation](#)  
[Exhibit 4 - PowerPoint Presentation](#)

- F. [ID 17-1138](#) Consider adoption of an ordinance of the City of Denton adopting and approving fees related to implementation of Chapter 284, Tex. Local Gov't Code; and providing an effective date.

Attachments:      [EX 1 - AIS - Texas Senate Bill 1004 - Small Cell Fees.pdf](#)  
[EX 2 Ch 284 Fee Ordinance - FINAL.pdf](#)

- G. [ID 17-1139](#) Consider adoption of an ordinance of the City of Denton adopting and approving a uniform Chapter 284 service pole wireless network node collocation attachment license agreement; authorizing the City Manager or designee to execute said agreements; and providing an effective date.

Attachments:      [EX 1 - AIS - Texas Senate Bill 1004 - Small Cell Service Pole.pdf](#)  
[EX 2 Ch 284 Service Pole Agreement Ordinance - FINAL w attachment.pdf](#)

- H. [ID 17-1140](#) Consider adoption of an ordinance of the City of Denton authorizing the City Attorney to negotiate and draft municipally owned utility pole wireless network node collocation attachment license agreement with network providers as needed; authorizing the City Manager or designee to execute an effective date.

Attachments:      [EX 1 - AIS - Texas Senate Bill 1004 - Small Cell MOU pole attachment.pdf](#)  
[EX 2 Ch 284 MOU Pole Attachment Authorization Ordinance - FINAL.pdf](#)

## **2. 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 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.