

## CITY OF DENTON CITY COUNCIL MINUTES

February 13, 2018

After determining that a quorum was present, the City Council convened in a Work Session on Tuesday, February 13, 2018 at 12:00 p.m. in the Council Work Session Room at City Hall.

PRESENT: Council Member Hudspeth, Council Member Briggs, Council Member Ryan, Council Member Gregory, and Mayor Watts.

ABSENT: Mayor Pro Bagheri and Council Member Duff.

### 1. Work Session Reports

- A. ID 18-149 Receive a report, hold a discussion, and give staff direction regarding a request for a resolution of support from a developer applying for 9% housing tax credit with the state.

Sarah Kuechler, Director of Public Affairs and IGR, presented background information on the Housing Tax Credit Program. She noted that the City had received two applications for the program. However, one request had been withdrawn.

Council questioned if there would be community meetings with area residents and whether there were any units available for homeless or low income individuals.

Kuechler continued with detail on the proposed development in terms of zoning; preliminary site plan; project characteristics; neighborhood characteristics; information on the developer; and direction needed from Council.

Ryan Combs, Palladium, presented information on the project. He responded to Council questions regarding the proposal.

Council Member Duff arrived at the meeting.

Danielle Shaw, Community Services Coordinator, noted that staff had already met with Mr. Combs and he had answered their questions concerning the development.

Consensus of the Council was to proceed with a resolution of support for the project.

- B. ID 18-221 Receive a report, hold a discussion, and give staff direction regarding current City of Denton facilities and how to proceed with planning for future space needs regarding the Denton Service Center, Traffic Operations Building, and storage facility located at 651 Mayhill Road.

Mario Canizares, Assistant City Manager, presented a municipal facilities update in terms of the Transportation Operation Building and Service Center. Topics discussed included history, issues being addressed, assumptions used in the analysis, options to solve the issues, financial implications, how to improve operations/customer service and direction. The city facilities in the Service Center campus were reviewed along with issues with the current configuration and user availability. Previous assumptions and current assumptions for the building were noted. Options for usage of the space were presented and included moving Purchasing/Materials Management to 651 Mayhill. Completing that move would free up space at the Service Center. The proposed usage of that space was noted as well as the cost components. The Traffic Operations Building

components were discussed. Assumptions used and project status were presented including the alternative option to relocate to 651 Mayhill. Funding proposals for the project were noted.

Council discussed how the proposal fit into the Facilities Master Plan; the need to get Development Services out of their current location before considering this proposal; consider incorporating a community meeting room space into the design; present information on how the architect design fees were determined, and reconsider the funding scenarios for portions of the project.

Consensus of the Council was to proceed with the recommendation as presented by staff.

- C. ID 18-222 Receive a report, hold a discussion, and give staff direction regarding an overview of homelessness initiatives and research on tent encampments.

Sarah Kuechler, Director of Public Affairs and IGR, provided the update on homelessness initiatives.

Gary Henderson, Executive Director of United Way, presented a history of the issue in terms of the organizations that initially undertook the task. Those included the Mayor's Housing Initiative and the Homeless Task Force and the Denton County Homelessness Leadership Team (DCHLT). The DCHLT implemented a Coordinated Entry System for Denton County. The components of the System were noted.

Danielle Shaw, Community Services Coordinator, presented data regarding the exact housing needs, the gap that existed, the common barrier and what new program/services were needed. She noted moving forward with DCHLT in terms of barriers funding, housing solutions and data dashboard.

Council discussed the amount of available housing units for the housing issue and duties of the Housing Navigator.

Shaw continued with City of Denton contributions which included providing a facility for a shelter and provide personnel and public safety resources. Shaw addressed the issue of tent cities, why individuals chose not to use shelters, what role the city took, pros and cons of the issue, and recommended next steps.

Council discussed that next steps might consider how much spending had been done county-wide on the issue; consider focusing on a shelter for families; funding a housing navigator; and work with shelters on hours of operations.

Sgt. Frank Padgett of the Denton Police Department presented information on tent city usage by the homeless and the public safety standpoint.

Council debated what had been done so far regarding the homeless and what was still needed to be done. They suggested holding a discussion regarding the housing navigator in terms of cost and benefits. Next steps might include how to draw in other communities to assist with the issue; details on what the next steps might be in terms of business owners versus the homeless; a discussion on health care for the homeless; and mental health and substance abuse.

- D. ID 18-223 Receive a report, hold a discussion, and give staff direction regarding the formation of a community focus group to review and provide recommended updates to the Parks and Recreation Department's (PARC) Integrated Pest Management (IPM) program.

Laura Behrens, Assistant Director of Parks and Recreation, presented the history of the IPM Program and the elements included in the IPM Program. The recommended review process was reviewed in terms of the formation of a community focus group and its related makeup plus the duties for the focus group. The estimated timeline for process was noted.

Council suggested moving the UNT/TWU committee members to advisors to free up two more spaces for community members. Consensus was to proceed with the staff recommendation.

- E. ID 18-226 Receive a report, hold a discussion, and give staff direction regarding a proposed expedited competitive process for Professional Engineering services for the City's public works infrastructure and the Capital Projects program.

Todd Estes, City Engineer, reviewed information concerning the professional services RFQ process. He noted the background of this type of request with the intent to pre-qualify professional services consultants for current and future projects and potentially select at least one consultant per category of work for a task order contract. He noted the reasoning for the process, the current timeline in the RFQ process; and the next steps in the process.

Council discussed whether every firm on the list would receive a project and not just one firm receiving all of the contracts; the time frame for the contracts; and to be mindful of the costs involved.

- F. ID 18-259 Receive a report, hold a discussion and give staff direction regarding potential polling locations for the May 5, 2018 City Council election.

Jennifer Walters, City Secretary, presented information on the current City Council polling locations, proposed additional locations for each Council district and associated County precincts with each of the polling locations. She noted that the additional locations would only be for Election Day. Voters were able to vote at any of the Early Voting locations throughout the County.

Council discussed the proposed additional locations. It was suggested to contact the DISD for the use of Pecan Creek Elementary School for District One, Billy Ryan High School for District Two and LA Nelson Elementary School for District Four. Fire Station #7 was proposed for the District Four additional voting location.

Following the completion of the Work Session, the City Council convened in a Closed Meeting to consider the specific items listed below under the Closed Meeting section of this agenda.

1. Closed Meeting:

- A. ID 18-261 Consultation with Attorneys - Under Texas Government Code, Section 551.071.

Consult with the City's attorneys regarding status and legal issues associated with an engagement to complete an audit and investigation previously initiated by the City's former Internal Auditor, and legal analysis relating to preliminary findings associated with said audit and investigation, where a public discussion associated with these legal matters would clearly 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 convened in a Special Called Meeting.

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

### **Ordinance No. 18-262**

- A. ID 18-262 Consider adoption of an ordinance authorizing the amended engagement of the law firm of Lynn, Ross and Gannaway, LLP, and the BKD, LLP accounting firm, to complete a previously initiated audit and investigation, pursuant to the terms of the attached revised contract for professional services; and further amending the previously authorized expenditure of budgeted funds for this engagement, in an amended amount for past and anticipated professional fees and expenses, not to exceed the aggregate and inclusive amount of \$142,000; repealing, superseding, and replacing in its entirety Ordinance 2017-368; and providing an effective date.

Jerry Drake, Deputy City Attorney, presented the details of the ordinance for the amended engagement of BKD/LRG for an audit investigation.

Julia Gannaway, Lynn, Ross and Gannaway, reviewed preliminary actions involved in the investigation. She presented the actions that were taken in Phase II and the reasons for the need of the amended engagement.

Council Member Ryan motioned, Council Member Hudspeth seconded to adopt the ordinance. On roll call vote, Council Member Hudspeth "aye", Council Member Briggs "nay", Council Member Duff "aye", Council Member Ryan "aye", Council Member Gregory "aye", and Mayor Watts "aye". Motion carried with a 5-1 vote.

## **2. PUBLIC HEARINGS**

- A. A17-0006b Hold the second of two public hearings for a voluntary annexation of approximately 0.30 acres of land generally located on the east side of Old Alton Road, south of the intersection of Old Alton Road and Teasley Lane.

The Mayor opened the public hearing.

Cindy Jackson, Senior Planner, presented the background information on the proposed annexation including location and the annexation schedule.

No one spoke during the public hearing.

The Mayor closed the public hearing.

There was no action required on this item at this time.

### **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.

Council Member Briggs requested a report regarding a pediatric unit at the two hospitals.

Council Member Duff requested a discussion on PIDs.

Council Member Gregory asked for a staff report or Work Session on enforcement of the ordinance regarding credit access businesses.

Mayor Watts requested a report on the DEC budget pro forma for fixed costs plus a projection on variable costs of DEC.

With no further business, the meeting adjourned 6:15 p.m.

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CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS

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JENNIFER WALTERS  
CITY SECRETARY  
CITY OF DENTON, TEXAS