



# City of Denton

## Meeting Agenda

### City Council

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

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Tuesday, April 10, 2018

11:30 AM

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, April 10, 2018 at 11:30 a.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 April 10, 2018.**

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

- A. [ID 18-150](#) Receive a report, hold a discussion, and give staff direction regarding the City's guidelines for public improvement districts.

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Revised PID Guidelines](#)  
[Exhibit 3 - Current PID Guidelines](#)  
[Exhibit 4 - PID Policy Comparison Chart](#)  
[Exhibit 5 - Presentation](#)

- B. [ID 18-299](#) Receive a report, hold a discussion, and give staff direction regarding the potential sale of City property on Highway 77 adjacent to North Lakes Park.

**Attachments:** [Exhibit 1 Agenda Information Sheet.pdf](#)  
[Exhibit 2 Presentation.pdf](#)  
[Exhibit 3 Map.pdf](#)  
[Exhibit 4 Permitted Use Zoning Table.pdf](#)  
[Exhibit 5 - Detailed Summary of Net Sale Assumptions.pdf](#)

- C. [ID 18-552](#) Receive a report, hold a discussion, and give staff direction regarding the Tree Code policy.

**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - State of the Denton Urban Forest Report, October 2016](#)  
[Exhibit 4- National Association of Homebuilders Report: Tree Ordinances](#)

- D. [ID 18-554](#) Receive a report, hold a discussion, and give staff direction regarding goals and objectives of the Denton County Transportation Authority.
- Attachments: [AIS - DCTA April 2018](#)  
[Exhibit 2 -DCTA](#)  
[Exhibit 3 - DCTA Response .pdf](#)  
[Exhibit 4 - DCTA Strategic Planning Guidance Report.pdf](#)  
[Exhibit 5 - Presentation](#)
- E. [ID 18-561](#) Receive a report, hold a discussion and give staff direction regarding an amendment to Section 2-29 (City Council Rules of Procedure) of the City of Denton Code of Ordinances related to Subsection (G)(4) (Recording of Votes) to include the recording of votes for each council member within all city ordinances and resolutions.
- Attachments: [AIS.pdf](#)  
[Ordinance .pdf](#)
- F. [ID 18-605](#) Receive a report, hold a discussion and give staff direction regarding the creation of an Ad-Hoc Development Code Review Committee to consider and advise the City Council whether and in what manner to amend the current Denton Development Code.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Proposed Draft Resolution](#)
- G. [ID 18-624](#) Receive a report, hold a discussion, and give staff direction regarding the development of an ethics policy for all City of Denton employees.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ethics Policy](#)  
[Exhibit 3 - 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 18-603](#) Consultation with Attorneys - Texas Government Code Section 551.071
- Consultation with the City's attorneys about legal issues related to the use of non-disclosure agreements and/or confidentiality agreements for economic development or electric utility projects. A public discussion of these legal issues would conflict with the duty of the City's attorneys to the City of Denton and its City Council under the Texas Disciplinary Rules of Professional Conduct.
- B. [ID 18-623](#) Deliberations regarding a Personnel Matter - Under Government Code Section 551.074
- Deliberate and discuss the evaluation, duties, discipline, procedures, and contracts of the City Manager and City Attorney.

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 – C). 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 – C 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. [A17-0006d](#) Conduct the second of two readings and consider adoption of an ordinance of the City of Denton 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 by the City of Denton, Texas.

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

- B. [ID 18-627](#) Consider adoption of an ordinance of the City of Denton, Texas, approving amendment no. 1 to an interlocal cooperation agreement between the City of Denton and Denton County, Texas, regarding the construction of certain bicycle roadway accommodations within the streets or roadways, located within the municipal limits of the City and Denton County Commissioner's Precinct #1; terminating the agreement; and providing an effective date.

**Attachments:**      [Exhibit 1 - AIS](#)  
                              [Exhibit 2 - Ordinance and Amendment](#)

- C. [ID 18-339](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager, or his designee, to execute an interlocal cooperation agreement with Denton County, Texas for bicycle roadway accommodations on Hercules Lane from Sherman Drive to Stuart Road in an amount not to exceed fifty thousand dollars and no/100 (\$50,000.00); authorizing the expenditure of funds thereof; and providing an effective date.

**Attachments:**      [Exhibit 1-AIS.pdf](#)  
                              [Exhibit 2 Location Map](#)  
                              [Exhibit 3 - Ordinance and Agreement](#)

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ID 18-607](#) Consider adoption of an ordinance authorizing the settlement of litigation styled City of Denton, Texas v. RTS&M, LLC, et al., Cause No. PR-2014-00492, currently pending in the Probate Court of Denton County, Texas, regarding the acquisition of fee and easement interests required for the widening of Mayhill Road in the settlement amount of Two Million Five Hundred Thousand Dollars and no/cents (\$2,500,000.00); authorizing the City Manager and City Attorney to effectuate the settlement; authorizing the expenditure of funds therefor; providing a savings clause; and providing an effective date.

Attachments:     [AIS.pdf](#)  
                              [RTS&M Map.pdf](#)  
                              [Ordinance.pdf](#)

- B. [ID 18-637](#) Consider approval of a resolution of the City Council of the City of Denton, Texas creating the Ad-Hoc Development Code Review Committee to consider and advise the City Council whether and in what manner to revise the current Denton Development Code; ratifying all actions taken by the Denton Development Code Review Ad-Hoc Committee preceding the passage and approval of this resolution; providing for an effective date and providing a sunset date.

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

- C. [ID 18-625](#) Consider and appoint a member to replace Mayor Pro Tem Sara Bagheri on the Development Code Review Committee.

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

**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.

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 \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock (a.m.) (p.m.)

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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.