CITY OF DENTON CITY COUNCIL MINUTES
February 4, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 4, 2025, at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person and online comments received are reflected in the exhibit to the minutes of this meeting.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.

• Clarification:
o None

• Pulled For Individual Consideration:
o Council Member Beck: Item 4.B

Pulled from the Agenda by Staff:
o Item 4.K - this item will not be considered

3. Work Session Reports

A. ID 24-2663 Receive a report and hold a discussion regarding City Council Priorities and Key Focus Areas for the City of Denton. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

B. ID 25-266 Receive a report and hold a discussion regarding the City of Denton's potential support for the housing tax credit applications of NRP Lone Star Development LLC, Palladium Fallmeadow Denton, Ltd., Denton Affordable Housing Corporation, and OM Housing, LLC to the Texas Department of Housing and Community Affairs for proposed new construction to provide affordable rental housing. [Estimated Presentation/Discussion Time: 60 minutes]

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

C. ID 24-2544 Receive a report, hold a discussion, and give staff direction regarding the future, potential use of the homestead located at the former Evers property on 2900 N. Elm St. [Estimated Presentation/Discussion Time: 25 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was for staff to bring the item back in 30 days to allow an opportunity for communication and determination of County and developer participation in possible preservation efforts.

D. ID 25-019 Receive a report, hold a discussion, and give staff direction on a two-minute pitch request for: 1) Implementation of a Fair Chance Hiring Ordinance [Estimated Presentation/Discussion Time: 30 minutes]

o Council Consensus was for an Informal Staff Report (ISR).

The work session ended at 4:00 p.m.

CLOSED MEETING

1. Closed Meeting:

1. The City Council convened into a Closed Meeting at 4:13 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 25-226 Consultation with Attorneys - Under Texas Government Code Section 551.071 Consult with the City's attorneys on the legal status, strategy, and options for responding to Public Information Requests, reference number(s) C002003, and C002002, related to Council member records. Consultation with City's attorney regarding issues associated with the aforementioned matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.
DELIBERATED

B. ID 25-246 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys regarding potential litigation related to a property damage claim of City-owned property; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position.
DELIBERATED

C. ID 25-252 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, expenses, strategy, and options for resolution of litigation in Cause No. D-1-GN-23-008974, styled "City of Denton, Operating as Denton Municipal Electric v. Public Utility Commission of Texas," pending in the 459th Judicial District Court, Travis County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and Denton Municipal Electric (DME) under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position.
DELIBERATED

The closed meeting started at 4:13 p.m. and ended at 4:59 p.m. No votes or actions were taken during the closed meeting.

The Council reconvened in Open Session at 4:59 p.m. Item ID 25-226 was called for the Council to take action. Mayor Hudspeth made a motion to approve release of the documents for Public Information Request C002002 in accordance with the ruling from the Texas Attorney General. Mayor Pro Tem Meltzer seconded the motion.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

With no further business for the Open Session, the Mayor recessed the open meeting at 5:01 p.m.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, February 4, 2025, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person, call-in, and online comments received are reflected Exhibit A to the minutes of this meeting.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas

2. PROCLAMATIONS/PRESENTATIONS

A. ID 25-256 Award: Rise UNITED Presentation to Mayor Hudspeth and City of Denton
PRESENTED

3. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

A. Review of procedures for addressing the City Council.

B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.

1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

1) Scheduled Citizen Reports from Members of the Public

a. ID 25-174 Ms. Tracy Duckworth regarding homelessness.
PRESENTED

b. ID 25-262 Ms. Anna Howington regarding land acquisition at 2900 N. Elm St.
PRESENTED

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the "Virtual White Card" or "By Phone" process outlined by the City on its website or meeting notice.

(2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted on Exhibit A.

4. CONSENT AGENDA

The Consent Agenda consisted of Items 4. A - Q. Item 4.B was pulled for Individual Consideration by Council Member Beck and Item 4.K was pulled by staff for consideration at a later date.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A, C-J, L-Q. Motion seconded by Council Member McGee.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

A. ID 25-052 Consider approval of the minutes of the January 7, 2025 Regular Meeting and January 14, 2025 Special Called Meeting.
APPROVED

C. ID 25-221 Consider a nomination/appointment to the City's Development Code Review Committee.
APPROVED

APPOINTMENTS LISTED ON EXHIBIT B

D. ID 25-222 Consider a nomination/appointment to the City's Parks, Recreation and Beautification Board.
APPROVED

APPOINTMENTS LISTED ON EXHIBIT B

E. ID 25-223 Consider a nomination/appointment to the City's Public Art Committee.
APPROVED

APPOINTMENTS LISTED ON EXHIBIT B

F. ID 25-224 Consider a nomination/appointment to the City's Parks, Recreation and Beautification Board.
APPROVED

APPOINTMENTS LISTED ON EXHIBIT B

G. ID 25-102 Consider approval of a resolution of the City of Denton providing the February 3, 2025, meeting absence by Parks, Recreation and Beautification Board Member Amy Pelzel be excused; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-102

H. ID 25-189 Consider adoption of an ordinance of the City of Denton dissolving the Internal Audit Advisory Committee; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-189

I. ID 25-194 Consider adoption of a resolution of the City of Denton reducing the number of members of the Community Services Advisory Committee; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-194

J. ID 25-272 Consider adoption of a resolution of the City of Denton concurring with the City Manager's reorganization of the City's administrative departments and divisions; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-272

K. ID 24-2633 Consider adoption of an ordinance of the City of Denton approving and authorizing the City Manager or their designee to execute an Interlocal Cooperation Agreement between the City of Denton and Denton County for Fire Protection and Emergency Ambulance Services for the period of October 1, 2024 through September 30, 2025 in the amount of $127,251; and declaring an effective date.
PULLED AND NOT CONSIDERED

L. ID 25-047 Consider adoption of an ordinance of the City of Denton establishing classifications and positions in the Denton Fire Department; creating and eliminating certain positions; repealing Ordinance No. 24-974 relating to establishing the classifications and prescribing the number of positions in each classification for the Denton Fire Department; providing repealer, cumulative, and severability clauses; and declaring an effective date.
ASSIGNED ORDINANCE NO. 25-047

M. ID 24-2636 Consider approval of a resolution of the City of Denton establishing Policy "Incident Response" for a proactive framework for identifying, managing, and mitigating cybersecurity incidents, safeguarding the organization's information assets, and ensuring seamless business continuity; and declaring an effective date.
ASSIGNED RESOLUTION NO. 24-2636

N. ID 24-2637 Consider approval of a resolution of the City of Denton establishing Policy "Information Security" to set information security standards for all City of Denton technology users; and declaring an effective date.
ASSIGNED RESOLUTION NO. 24-2637

O. ID 24-2638 Consider approval of a resolution of the City of Denton replacing Directive No. 506.01 "Acceptable Use of Technology" with Policy No. 506.01 "Acceptable Use of Technology Resources Standard" to ensure the proper use and security of the organization's information and technology used to provide outstanding service to our community; and declaring an effective date.
ASSIGNED RESOLUTION NO. 24-2638

P. ID 25-182 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract extension between the City of Denton and U.S. Venture, Inc. f/k/a Martin Eagle Oil Company, Inc. through June 30, 2025, to continue to purchase motor vehicle fuels for use by all City departments; and declaring an effective date (File 7251 - extending a contract with U.S. Venture, Inc. f/k/a Martin Eagle Oil Company, Inc., to June 30, 2025).
ASSIGNED ORDINANCE NO. 25-182

Q. ID 25-183 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with W.W. Grainger, Inc., through the Omnia Partners Cooperative Purchasing Network Contract No. R240808, for the acquisition of maintenance, repair, operations (MRO), and industrial supplies, including hand tools, personal safety equipment, and supplies used by field personnel for the City of Denton to be stocked in the Warehouse; providing for the expenditure of funds therefor; and providing an effective date (File 8744 - awarded to W.W. Grainger, Inc., in the five (5) year not-to-exceed amount of $2,500,000.00).
ASSIGNED ORDINANCE NO. 25-183

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

B. ID 25-136 Consider a nomination/appointment to the City's Planning & Zoning Commission.
FAILED

APPOINTMENTS LISTED ON EXHIBIT B

Following discussion, Council Member Holland moved to adopt the item as presented. Motion seconded by Council Member Jester.

Motion failed.

AYES (3): Mayor Hudspeth, Council Members Holland and Jester

NAYS (4): Mayor Pro Tem Meltzer and Council Members Beck, Byrd, and McGee

5. PUBLIC HEARINGS

A. DCA24-0011a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code; amendments include but are not limited to Denton Development Code Table 5.2-A: Table of Allowed Uses, Section 5.3.5 Commercial Use-Specific Standards, Table 7.9-I Minimum Required Off-Street Parking, and Section 9.2 Definitions related to Commercial Animal Services uses; providing for application requirements and process; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing savings and severability clauses, and an effective date. The Planning and Zoning Commission voted [4-0] to recommend approval of the request. Motion for approval was made by Chair Ellis and seconded by Commissioner Pruett. (DCA24-0011a, Commercial Animal Services, Bryce Van Arsdale). THIS ITEM IS BEING WITHDRAWN FROM CONSIDERATION FROM THIS AGENDA AND WILL BE RE-NOTICED FOR A FUTURE MEETING.

This Public Hearing was pulled and not heard.

There were no online registrations or call-ins on the item.

B. ID 25-170 Conduct the first of two public hearings of the City of Denton, Texas regarding the adoption of a Strategic Partnership Agreement between the City of Denton and Denton County Municipal Utility District No. 16.

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

Note: There was no action taken as the item was only a public hearing.

6. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 24-2177 Consider adoption of an ordinance of the City of Denton, Texas authorizing the execution of a Development Agreement with TCCI Sanctuary, LLC, Sanctuary Municipal Utility District No. 1 of Denton County and Sanctuary Municipal Utility District No. 2 of Denton County relating to the Sanctuary Development, encompassing approximately 836.02 acres of land located south of US 380, east of George Owens Road and north of Old Stoney Road, within Division 2 of the extraterritorial jurisdiction of the City of Denton, Texas; and providing an effective date.
ASSIGNED ORDINANCE NO. 24-2177

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

B. ID 24-2178 Consider approval of a resolution of the City Council of the City of Denton, Texas consenting to the addition of certain land into Sanctuary Municipal Utility District No. 1 of Denton County.
ASSIGNED RESOLUTION NO. 24-2178

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

C. ID 24-2179 Consider approval of a resolution of the City Council of the City of Denton, Texas consenting to the addition of certain land into Sanctuary Municipal Utility District No. 2 of Denton County.
ASSIGNED RESOLUTION NO. 24-2179

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

D. ID 25-109 Consider adoption of an ordinance of the City of Denton, Texas ("City") authorizing the execution of a Utility Service Agreement with TCCI Sanctuary, LLC ("Owner") and Sanctuary Municipal Utility District No. 1 of Denton County ("District") concerning retail water service by the City to future customers within approximately 273.03 acres of land generally located south of US 380, east of George Owens Road, and north of Old Stoney Road ("Property"); wastewater ownership; sale of groundwater rights; and other related matters; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-109

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

E. ID 25-110 Consider adoption of an ordinance of the City of Denton, Texas ("City") authorizing the execution of a Utility Service Agreement with TCCI Sanctuary, LLC ("Owner") and Sanctuary Municipal Utility District No. 2 of Denton County ("District") concerning retail water service by the City to future customers within approximately 562.99 acres of land generally located south of US 380, east of George Owens Road, and north of Old Stoney Road ("Property"); wastewater ownership; sale of groundwater rights; and other related matters; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-110

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

F. ID 25-180 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Bond Equipment Company, Inc., through the Buy Board Cooperative Network Contract No. 723-23, for the purchase and repair of Battle Motors Refuse Trucks for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8721 - awarded to Bond Equipment Company, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $18,690,000.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-180

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Jester moved to adopt the item as presented. Motion seconded by Council Member Beck.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

G. ID 25-181 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Industrial Power, LLC, through The Interlocal Purchasing System (TIPS) Cooperative Program Contract Nos. 230405, 230802, and 230803 for the purchase and repairs of truck and trailer parts for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8722 - awarded to Industrial Power, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $19,477,500.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-181

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Beck.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

H. ID 25-186 Consider adoption of an ordinance of the City of Denton ordering an election for Districts 1, 2, 3, and 4 to be held on May 3, 2025, and if required, a runoff election to be held on June 7, 2025; prescribing the time, manner, and conduct of the election in accordance with a Joint Election Agreement and Contract for election services with the Elections Administrator of Denton County; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-186

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Mayor Pro Tem Meltzer moved to adopt the item as presented. Motion seconded by Council Member Beck.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

7. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 7:47 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: February 18, 2025

CITY OF DENTON ★ DENTON, TEXAS

February 4, 2025 City Council Special Meeting - EXHIBIT A							
Name	**Last**	**Address**	**City**	**Agenda Item**	**Position**	**Method**	**Comments**
Petra	Kelly	3201 Fallmeadow St.	Denton			Open Mic	
George	Ferris	4708 Conley Lane	Denton			Open Mic	
Samuel	Fraga Escalante	2565 Quail Ridge Dr.	Denton			Open Mic	
Sara	Button	805 Laguna Dr.	Denton			Open Mic	
Wendy	McGee	112 West El Paseo St	Denton			Open Mic	

BOARDS & COMMISSIONS - NOMINATIONS
February 4, 2025

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Planning and Zoning Commission	4	Holland	Erica Garland	NEW	Sept 1, 2024 – Aug 31, 2026	THIS NOMINATION FAILED
Development Code Review Committee	6	Jester	Clay Riggs	NEW	Sept 1, 2024 – Aug 31, 2026	
Parks, Recreation & Beautification Board	7	Hudspeth	Kady Finley	NEW	Sept 1, 2023 – Aug 31, 2025	
Parks, Recreation & Beautification Board	3	Meltzer	Keri Caruthers	NEW	Sept 1, 2024 – Aug 31, 2026	
Public Art Committee	3	Meltzer	Susan Thornton	NEW	Sept 1, 2024 – Aug 31, 2026	