CITY OF DENTON CITY COUNCIL MINUTES
March 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, March 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 Deputy City Manager Cassandra Ogden and City Attorney Mack Reinwand.

The posted agenda noted the registration process for public participation at this meeting. However, there were no online registrations or call ins on any items on the agenda.

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 None

3. **Work Session Reports**

A. ID 25-300 Receive a report, hold a discussion, and give staff direction regarding potential changes to the City of Denton Code of Ordinances Chapter 2, Article XI (Ethics) Sec. 2-269 Definitions, Sec. 2-277 Board of Ethics, and Sec. 2-281 Hearings. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

Following discussion, City Council consensus was as follows: Proposal 1(1) Council direction was to proceed with staff recommendation. Proposal 1(2) Council direction was to proceed with staff recommendation with a notation referencing obligations as set forth in the Code of the State of Texas. Proposal 1(3) Council direction was to return this portion of the proposal regarding relationships to the Board of Ethics for the definitions to be reworked

including a review of the dollar figures. Proposal 2: Regarding section 4, Council direction was to keep the new language, but change "facts" to "evidence" in the first sentence. In the strikethrough section, Council direction was to retain the language "it is the Complainant that has the obligation to put forth evidence, including testimony, supporting the Complaint." Regarding section 5, Council direction was to remove the redlined language " or another representative". Council direction regarding this proposal included amending the Rules of Procedure to ensure consistency with the above changes.

B. ID 25-299 Receive a report, hold a discussion, and give staff direction regarding the 89th State Legislative Session and the City's State Legislative Program priorities. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, although the item was primarily for presentation and feedback purposes, City Council gave staff direction to adjust Council Priorities to include the ability for the City to hire a consultant to track legislative bills and report to the City without lobbying, even if the firm is a registered lobbyist, in the event the Legislature prohibits cities from hiring lobbyists.

C. ID 25-357 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: 30 minutes]

The item was presented and discussion followed.

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

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 4:49 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

1. Closed Meeting:

A. ID 25-158 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of City Attorney to complete mid-year review.
DELIBERATED

B. ID 25-159 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, reassignment, duties, discipline, or dismissal of Internal Auditor to complete mid-year review.
DELIBERATED

C. ID 25-408 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.
NOT DELIBERATED

D. ID 25-409 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys regarding potential litigation related to a breach of contract claim; 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

E. ID 25-451 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. DC-22-17013, styled "City of Denton, Texas, acting by and through its Electric Utility Department, Denton Municipal Electric v. Delilah Solar Energy, LLC and Samson Solar Energy, LLC," pending in the 192nd District Court, Dallas 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 the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation.
DELIBERATED

The closed meeting started at 4:33 p.m. and ended at 6:20 p.m. No votes or actions were taken during the closed meeting.

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, March 3, 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 Deputy City Manager Cassandra Ogden 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 of the City Council received each online commentary as it was submitted. In-person, call-in, and online comments received are reflected on the exhibit to the minutes of this meeting.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas

2. PROCLAMATIONS/PRESENTATIONS

A. ID 25-271 Award: Salvation Army 2024 Mayor challenge bell and presentation
PRESENTED

B. ID 25-450 Proclamation: Denton County Alumnae of Delta Sigma Theta Sorority, Inc. 30th Anniversary
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 25-423 Mr. Mike Weaver regarding lithium-ion battery recycling project for Guyer High School.
PRESENTED

b. ID 25-424 Mr. Elliott Munoz regarding lithium-ion battery recycling project for Guyer High School.
PRESENTED

c. ID 25-425 Ms. Danna Zoltner regarding accessory dwelling unit.
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-O. During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Council Member McGee moved to adopt the Consent Agenda 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

A. ID 25-054 Consider approval of the minutes of the February 18, 2025 Regular Meeting.
APPROVED

B. ID 25-076 Consider a nomination/appointment to the City's Community Services Advisory Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

C. ID 25-360 Consider approval of a resolution of the City of Denton providing the February 24, 2025, meeting absence by Public Utilities Board Member Susan Parker be excused; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-360

D. ID 25-479 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a Fourth Amendment to an engagement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the engagement approved by the City Council on July 20, 2021, in the not-to-exceed amount of

$550,000.00; amended by Amendments 1, 2, and 3, approved by City Council; said Fourth Amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 7762 - providing for an additional Fourth Amendment expenditure amount not-to-exceed $200,000.00, with the total contract amount not-to-exceed $1,150,000.00).

ASSIGNED ORDINANCE NO. 25-479

E. ID 25-351 Consider adoption of an ordinance of the City of Denton amending Chapter 18 "Motor Vehicles and Traffic", Article III "Speed of Vehicles", Section 18-73 "Speed Limits on Certain Roads and Highways", "TxDOT Roads" of the code of ordinances of the City of Denton, to change the locations, extent, and speed limits of certain TxDOT roads; providing a repealer clause; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date.

ASSIGNED ORDINANCE NO.25-351

F. ID 25-302 Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a data use agreement with INRIX, Inc., for access to transportation-related data for City of Denton, providing an effective date.

ASSIGNED ORDINANCE NO. 25-302

G. ID 25-388 Consider adoption of an ordinance of the City of Denton a Texas home-rule municipal corporation, approving a gas pipeline Abandonment Agreement ("Agreement") by and between the City of Denton ("City") and EagleRidge Midstream, LLC, EagleRidge Energy II LLC, EagleRidge Operating, LLC, USG Properties Barnett II LLC, and Marubeni Shale Investment LLC ("Owners"), for the abandonment of Owners Facilities, within the County and City of Denton, Texas; authorizing the City Manager, to execute and deliver the Agreement; providing for the expenditure of funds based on cost estimates for pipeline and well abandonment work in a not-to-exceed amount of Five Hundred Ten Thousand Dollars and Zero Cents ($510,000.00); and providing for an effective date.

ASSIGNED ORDINANCE NO. 25-388

H. ID 25-374 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 Hammett Excavation, Inc., for the construction of the Roadway Expansion and Wheel and Chassis Undercarriage Wash Facility for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8653 - awarded to Hammett Excavation, Inc., in the not-to-exceed amount of $2,082,396.63). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 25-374

I. ID 25-378 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with HDR Engineering, Inc., for the design of traffic signals at the intersections

of East McKinney Street and North Wood Street, and West Hickory Street and Welch Street as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8377-005 - Professional Services Agreement for design services awarded to HDR Engineering, Inc., in the not-to-exceed amount of $99,500.50).
ASSIGNED ORDINANCE NO. 25-378

J. ID 25-379 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 Stovall Commercial Contractors, L.L.C., for the installation of the Vintage Boulevard Fuel Island for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8585 - awarded to Stovall Commercial Contractors, L.L.C., in the not-to-exceed amount of $405,000.00).
ASSIGNED ORDINANCE NO. 25-379

K. ID 25-380 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 Stovall Commercial Contractors, L.L.C., for the maintenance and repair of the City of Denton's fuel stations for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8683 - awarded to Stovall Commercial Contractors, L.L.C., for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) years not-to-exceed amount of $525,000.00).
ASSIGNED ORDINANCE NO. 25-380

L. ID 25-382 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to approve a pre-qualified professional services list for construction inspection and construction management services for various Capital Improvement Projects within the City of Denton for the Capital Projects Department; and providing an effective date (RFQ 8706 - for a two (2) year, with the option for one (1) additional one (1) year extension, in the total three (3) year term).
ASSIGNED ORDINANCE NO. 25-382

M. ID 25-383 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 Crown Correctional Telephone, Inc., for inmate telephone service, software, maintenance, and support for the Denton Police Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8710 - awarded to Crown Correctional Telephone, Inc., for a three (3) year term, with the option for two (2) additional one (1) year extensions, in the total five (5) year term).
ASSIGNED ORDINANCE NO. 25-383

N. ID 25-376 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with LJA Engineering, Inc., for the design of traffic signal retiming along the corridor of Loop 288 and US 380 as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7292-017- Professional Services

Agreement for design services awarded to LJA Engineering, Inc., in a not-to-exceed amount of $85,860.00).
ASSIGNED ORDINANCE NO. 25-376

O. ID 25-432 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 Doxim Utilitec LLC, to continue utility and miscellaneous bill print and mail services for the City; providing for the expenditure of funds therefor; and providing an effective date (File 6975 - extending the contract with Doxim Utilitec LLC, for one (1) month, with the option for two (2) additional one (1) month extensions, in the total three (3) month term).
ASSIGNED ORDINANCE NO. 25-432

5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 25-364 Consider approval of a resolution of the City of Denton, Texas supporting the legislation relating to the creation of Craver Ranch Municipal Management District No. 1 through special act of the 89th Legislature of the State of Texas; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-364

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

The item was presented, and discussion followed.

Following discussion, Mayor Hudspeth moved to adopt the item as presented. 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

B. ID 25-372 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Sundt Construction, Inc., for construction phase services for Neighborhood 1B Improvements for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8225 - awarded to Sundt Construction, Inc., including the first Guaranteed Maximum Price in the partial not-to-exceed amount of $31,872,570.02). The Public Utilities Board recommends approval (4 - 0).
ASSIGNED ORDINANCE NO. 25-372

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

The item was presented, and no discussion followed.

Mayor Hudspeth 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 25-373 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 ROMCO Equipment Co., LLC, through the Buy Board Cooperative Network Contract Nos. 685-22 and 740-24, for authorized repair services, purchases, and rentals of Volvo construction equipment for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8727 - awarded to ROMCO Equipment Co., 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 $5,313,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-373

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

The item was presented, and discussion followed.

Following discussion, Council Member Beck 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 25-433 Receive the certification from the City Secretary regarding the City of Denton Districts 1 and 4 Unopposed Candidates for the General Election to be held on Saturday, May 3, 2025.

Items 5. D and E were collectively read into the record, presented, and discussed.

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

There was no action taken as the item was for presentation purposes only.

E. ID 25-434 Consider adoption of an ordinance declaring unopposed candidates in the May 3, 2025 General City Election, declaring Vicki Byrd elected to office and canceling the election in District 1, declaring Joe Holland elected to office and canceling the election in District 4; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-434

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

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

Motion carried.

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

NAYS (0): None

6. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 7:53 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: March 25, 2025

March 4, 2025 City Council Special Meeting - EXHIBIT A							
Name	**Last**	**Address**	**City**	**Agenda Item**	**Position**	**Method**	**Comments**
Wendy	Roresh	416 & 418 Maple St.	Denton			Open Mic	
Don	Burnam	265 Casie Ct.	Denton			Open Mic	
Georgiana	Bustos	5309 Yager	The Colony			Open Mic	
Matthew	Messer	841 Londonberry Lane, Apt. 1	Denton			Open Mic	

BOARDS & COMMISSIONS - NOMINATIONS LIST
March 4, 2025

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Community Services Advisory Committee	1	Byrd	Brandy Vancleave	NEW	Sept 1, 2024 – Aug 31, 2026	