CITY OF DENTON CITY COUNCIL MINUTES
May 6, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, May 6, 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 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:
  - None

- Pulled For Individual Consideration:
  - Mayor Hudspeth: Item 4. C

3. Work Session Reports

A. ID 25-490 Receive a report, hold a discussion, and give staff direction to reallocate expiring economic development incentives to the Catalyst Fund. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was to proceed with staff's recommendation.

B. ID 25-840 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, there was no direction provided as the item was for presentation/discussion purposes.

The work session ended at 2:47 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 2:47 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 25-633 Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff regarding a proposed battery storage Power Purchase Agreement under Request for Proposals #8678 that includes data stemming from public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter 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 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 25-787 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

C. ID 25-839 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 Case No. 15-25-00030, styled "In Re City of Denton. Gerard Hudspeth, Mayor of Denton; Brian Beck, Mayor Pro Tem of Denton; Vicki Byrd, Paul Meltzer, Joe Holland, Brandon Chase McGee, and Chris Watts, Members of the City Council of Denton; Sara Hensley, City Manager of Denton; and Doug Shoemaker, Chief of Police of Denton, in their official capacities, Relators," pending in the 15th Court of Appeals, on Petition for Writ of Mandamus from the 481st Judicial District Court Denton County, Texas, Trial Court Case No. 24-1005-481; 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

D. ID 25-684 Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-names Project Winter which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Winter.
DELIBERATED

E. ID 25-685 Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Aire which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Aire.
DELIBERATED

F. ID 25-879 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. 24-0075-431, styled "2020 Long Tail Trail Investments, LLC v. The City of Denton, Texas; Mayor Gerard Hudspeth, in his official capacity as Mayor of Denton; Vicki Byrd, in her official capacity as Denton City Council Member; Brian Beck, in his official capacity as Denton City Council Member; Paul Meltzer, in his official capacity as Denton City Council Member; Joe Holland, in his official capacity as Denton City Council Member; Brandon Chase McGee, in his official capacity as Denton City Council Member; Chris Watts, in his official capacity as Denton City Council Member; Sara Hensley, in her official capacity as Denton City Manager," pending in the 431st District Court, Denton 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 2:47 p.m. and ended at 4:24 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, May 6, 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. However, there were no online registrations or call ins on any items on the agenda.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas

2. PROCLAMATIONS/PRESENTATIONS

A. ID 25-326 Proclamation: City of Denton Teen Council Day
PRESENTED

B. ID 25-327 Proclamation: Byron Woods Appreciation
PRESENTED

C. ID 25-526 Proclamation: Earth Day 2025
PRESENTED

D. ID 25-528 Proclamation: Building Safety Month
PRESENTED

E. ID 25-679 Proclamation: Drinking Water Week 2025
PRESENTED

F. ID 25-682 Proclamation: Ryan Raiders State Champions Day
PRESENTED

G. ID 25-683 Proclamation: Guyer Wildcats State Champions Day
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.

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-U. During the Work Session held earlier in the day, Item 4. C was pulled for Individual Consideration by Mayor Hudspeth.

Council Member McGee moved to adopt the Consent Agenda, now consisting of Items 4.A-B, D-U. Motion seconded by Council Member Byrd.

Motion carried unanimously.

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

NAYS (0): None

A. ID 25-058 Consider approval of the minutes of the April 15, 2025, Regular Meeting.
APPROVED

B. ID 25-856 Consider a nomination/appointment to the City's Airport Advisory Board.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

D. ID 25-876 Consider a nomination/appointment to the City's Mobility Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

E. ID 25-400 Consider nominations to the City's Economic Development Partnership Board.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

F. ID 25-762 Consider appointments to the Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Board of Directors.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

G. ID 25-361 Consider approval of a resolution of the City of Denton excusing the May 5, 2025, meeting absence of a Parks, Recreation & Beautification Board Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-361

H. ID 25-082 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement between the City of Denton and Denton Independent School District for joint facility use and transportation services for Denton Parks and Recreation camps and programs; authorizing the City Manager to perform all obligations of the City under the agreement, including the expenditure of funds in the five (5) year not-to-exceed amount of $1,200,000; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-082

I. ID 25-629 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to accept on behalf of the City a reimbursement grant from the Federal Aviation Administration ("FAA"), administered by the Texas Department of Transportation ("TxDOT") relating to an Infrastructure Investment and Jobs Act ("IIJA") grant for engineering evaluation for the Airport Taxiway Rehabilitation Prioritization Project with the City responsible for up to ten percent of total project costs; requiring the City to provide $5,320.00 in contributory funds for said project at the Denton Enterprise Airport for an estimated total project cost of $53,200.00; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-629

J. ID 25-652 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Garver, LLC, amending the contract approved by Purchasing on August 28, 2023, in the not-to-exceed amount of $15,000.00; amended by Amendment 1 approved by City Council; said second amendment to provide a Taxiway Rehabilitation Priority Report for the Denton Enterprise Airport; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8209 - providing for an additional second amendment expenditure amount not-to-exceed $53,200.00, with the total contract amount not-to-exceed $138,200.00). The Airport Advisory Board recommends approval (6 - 0).

ASSIGNED ORDINANCE NO. 25-652

K. ID 25-838 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 J.C. Commercial, Inc., for the construction of the Fleet Services HVAC Upgrade for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8692 - awarded to J.C. Commercial, Inc., in the not-to-exceed amount of $3,872,165.85).

ASSIGNED ORDINANCE NO. 25-838

L. ID 25-836 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 Technology Assets, LLC dba Global Asset, through the Buy Board Cooperative Purchasing Network Contract No. 760-25, for the service of asset recovery and recycling for retired technology assets for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8811 - awarded to Technology Assets, LLC dba Global Asset, for a five (5) year term).

ASSIGNED ORDINANCE NO. 25-836

M. ID 25-835 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFQ 8725 for Delinquent Tax Collection; and providing an effective date (RFQ 8725).

ASSIGNED ORDINANCE NO. 25-835

N. ID 25-833 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and 3C Industrial LLC, amending the contract approved by City Council on November 14, 2023, in the not-to-exceed amount of $500,000.00; said first amendment to continue to provide air compressor services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8323 - providing for an additional first amendment expenditure amount not-to-exceed $125,000.00, with the total contract amount not-to-exceed $625,000.00).

ASSIGNED ORDINANCE NO. 25-833

O. ID 25-832 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Ray McCain Services Inc., amending the contract approved by City Council on June 7, 2022, in the not-to-exceed amount of $750,000.00; said first amendment to continue to provide overhead door and gate services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7951 - providing for an additional first amendment expenditure amount not-to-exceed $187,500.00, with the total contract amount not-to-exceed $937,500.00).

ASSIGNED ORDINANCE NO. 25-832

P. ID 25-830 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 Kimley-Horn and Associates, Inc., for engineering design services for the Highway Safety Improvement Program (HSIP) project for the Traffic Engineering Department as outlined in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7292-019 - Professional Services Agreement for engineering services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of $246,000.00).
ASSIGNED ORDINANCE NO. 25-830

Q. ID 25-828 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Kimley-Horn and Associates, Inc., amending the contract approved by the City Council on February 23, 2021, in the not-to-exceed amount of $461,100.00; amended by Amendment 1 approved by City Council; said second amendment to acquire ultimate Right of Way for the Ryan Road Widening Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-097 - providing for an additional second amendment expenditure amount not-to-exceed $614,500.00, with the total contract amount not-to-exceed $2,313,865.15). The Public Utilities Board will consider this item on Monday, May 5, 2025.
ASSIGNED ORDINANCE NO. 25-828

R. ID 25-827 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of second amendment to a Professional Services Agreement between the City of Denton and HDR Engineering, Inc., amending the contract approved by City Council on February 12, 2019, in the not-to-exceed amount of $3,342,509.00; amended by Amendment 1 approved by Purchasing; said second amendment to provide for the additional design services of Hickory Creek Road Phase 3 realignment street improvement project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-049 - providing for an additional second amendment expenditure amount not-to-exceed $154,772.00, with the total contract amount not-to-exceed $3,547,231.00).
ASSIGNED ORDINANCE NO. 25-827

S. ID 25-826 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 Runi Recycling Machinery Inc., for the purchase and installation of a SK240 Styrofoam densifier for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8662 - awarded to Runi Recycling Machinery Inc., in the not-to-exceed amount of $79,000.00). The Public Utilities Board will consider this item on Monday, May 5, 2025.
ASSIGNED ORDINANCE NO. 25-826

T. ID 25-825 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 Credit

Systems International, Inc., for unpaid utilities and miscellaneous account collection services owed by customers for various City of Denton departments for the Customer Service Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8746 - awarded to Credit Systems International, 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 $545,050.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-825

U. ID 25-657 Consider adoption of an ordinance of the City of Denton approving a grant to The Plot Twist, LLC for improvements located at 227 West Oak from the Downtown Reinvestment Grant Program for utility upgrades, code improvements, and a new sign in an amount not to exceed $35,000 from TIRZ funds; and providing for an effective date. The Tax Increment Reinvestment Zone Number One Board recommends approval (7-0).
ASSIGNED ORDINANCE NO. 25-657

Pulled from Consent Agenda for Individual Consideration by Mayor Hudspeth.

C. ID 25-080 Consider a nomination/appointment to the City's Planning & Zoning Commission.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

Mayor Pro Tem Meltzer moved to adopt the item as presented. Motion seconded by Council Member McGee.

Motion carried unanimously.

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

NAYS (0): None

5. PUBLIC HEARINGS

A. PD23-0001d Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend denial of the request. Motion for denial by Commissioner Dyer and seconded by Commissioner Riggs. THE APPLICANT IS REQUESTING THIS ITEM

BE POSTPONED TO A DATE CERTAIN OF JUNE 3, 2025. (PD23-0001d, Denton 195 Planned Development Overlay, Angie Manglaris)

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

The public hearing was opened and the item was continued by unanimous consent.

Items 5.B and C. were collectively read into the record, presented, and discussed, but voted on individually.

B. ID 25-188 Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a strategic partnership agreement between the City of Denton and Sanctuary Municipal Utility District No. 1 of Denton County providing for a limited purpose annexation and the terms for eventual full-purpose annexation of property located in the City's Extraterritorial Jurisdiction; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-188

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

The item was presented and no discussion followed.

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

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

Motion carried unanimously.

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

NAYS (0): None

C. ID 25-239 Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a strategic partnership agreement between the City of Denton, and Sanctuary Municipal Utility District No. 2 of Denton County providing for limited purpose annexation and the terms for eventual full-purpose annexation of property located in the City's extraterritorial Jurisdiction; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-239

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

The item was presented and no discussion followed.

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

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

Motion carried unanimously.

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

NAYS (0): None

D. Z25-0003b Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from Rural Residential (RR) district to Residential 7 (R7) district on approximately 4.99 acres of land generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Riggs and seconded by Commissioner Dyer. (Z25-0003b, Wild Haven Woods-RR to R7, Erin Stanley)
ASSIGNED ORDINANCE NO. Z25-0003b

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

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers in the queue, the public hearing was closed.

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

Motion carried.

AYES (6): Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (1): Mayor Hudspeth

E. Z25-0005a Hold a public hearing and consider adoption of an Ordinance of the City of Denton, Texas regarding a change in the zoning district and use classification from Overlay Planned Development - Suburban Corridor (PD-SC) District to Public Facilities (PF) District on approximately 3.158 acres of land generally located at the northwest corner of Teasley Lane (F.M. 2181) and Hunter's Creek Road in the City of Denton, Denton County, Texas;

adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [4-0] to recommend approval of the request. Motion for approval was made by Commissioner Padron and seconded by Commissioner Riggs. (Z25-0005a, Denton Fire Station 6, Matt Bodine)
ASSIGNED ORDINANCE NO. Z25-0005a

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.

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

Motion carried unanimously.

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

NAYS (0): None

6. ITEMS FOR INDIVIDUAL CONSIDERATION

Items 6.A and B were collectively read into the record, presented, and discussed, but voted on individually.

A. ID 25-707 Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager or designee to amend the Building Safety schedule of fees to reorganize existing fees and adopt new fees on a schedule of fees including fees for permits, health and food safety permits, fence and retaining wall permits, mobile home moving fees, temporary permits, and investigation and administrative fees; providing for severability; and establishing an effective date.
ASSIGNED ORDINANCE NO. 25-707

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 Jester.

Motion passed unanimously.

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

NAYS (0): None

B. ID 25-708 Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager or designee to amend the Development Services and Engineering Review schedule of fees to reorganize existing fees and adopt new fees for the Development Services and Engineering Departments as authorized by the Denton Development Code for the City of Denton, Texas; providing for severability; and establishing an effective date.
ASSIGNED ORDINANCE NO. 25-708

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 excepting the tree fees. Motion seconded by Mayor Pro Tem Meltzer.

Motion failed.

AYES (3): Mayor Pro Tem Meltzer and Council Members Beck and Holland

NAYS (4): Mayor Hudspeth, Council Members Byrd, Jester, and McGee

Council Member Byrd moved to adopt the item as initially presented. Motion seconded by Council Member McGee.

Motion passed.

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

NAYS (0): None

C. ID 25-596 Consider approval of a resolution of the City of Denton, Texas approving the sale of certain transmission system assets by the Texas Municipal Power Agency ("TMPA"); and providing an effective date. The Public Utilities Board recommends approval (7 - 0).
ASSIGNED ORDINANCE NO. 25-596

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 Byrd.

Motion passed unanimously.

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

NAYS (0): None

D. ID 25-831 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute Change Order No. 2 to the contract between the City of Denton and Mario Sinacola & Sons Excavating, Inc., for the construction of Hickory Creek Road Phase 3 for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 7909 - Change Order No. 2 in the not-to-exceed amount of $7,931,684.69, for a total contract award aggregated to $59,954,118.57).
ASSIGNED ORDINANCE NO. 25-831

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

The item was presented, and discussion followed.

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

Motion passed unanimously.

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

NAYS (0): None

E. ID 25-763 Consider approval of a resolution of the City of Denton, Texas, to establish the limits of the certain public roadway transferred by the Texas Department of Transportation and described herein on Exhibit "A" as City of Denton public roads. The limits of the certain public roadway described above are Elm Street and Locust Street from Eagle Drive to University Drive.
ASSIGNED ORDINANCE NO. 25-763

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 Council Member Beck.

Motion passed unanimously.

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

NAYS (0): None

F. ID 25-829 Consider a nomination/appointment to the City's Bond Oversight Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

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

The item was presented, and discussion followed.

Following discussion, Mayor Hudspeth moved to appoint nominee Nanci Kimmey. Motion seconded by Council Member Jester.

Motion passed unanimously.

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

NAYS (0): None

8. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:36 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

Lauren Thoden
LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: MAY 20, 2025

May 6, 2025 City Council Regular Meeting - EXHIBIT A							
Name	**Last**	**Address**	**City**	**Agenda Item**	**Position**	**Method**	**Comments**
Greg	Paulus	1023 W. Oak St.	Denton			Open Mic	
Paige	Smith	628 Pockrus Page Rd	Denton	Z25-00036	For	Public Hearing	

BOARDS & COMMISSIONS - NOMINATIONS
May 6, 2025 (EXHIBIT B)

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Airport Advisory Board	4	Holland	Craig Orourke	NEW	Sept 1, 2024 – Aug 31, 2026	
Bond Oversight Committee	ALL	Holland	Nanci Kimmey	NEW	May 6, 2025 - Dec 16, 2025	
Economic Development Partnership Board	N/A	CC nominating committee	Ron Crockett	NEW	Oct 1, 2024 - Sept 30, 2026	Top 20 Taxpayer
Economic Development Partnership Board	N/A	CC nominating committee	Jeremy Fykes	2	Oct 1, 2024 - Sept 30, 2026	At-Large member
Economic Development Partnership Board	N/A	CC nominating committee	Leo Morales	NEW	Oct 1, 2024 - Sept 30, 2026	Hispanic Business Rep.
Economic Development Partnership Board	N/A	CC nominating committee	Aimee Bissett	NEW	Oct 1, 2023 - Sept 30, 2025	Denton Chamber Board - Director
Economic Development Partnership Board	N/A	CC nominating committee	Lee Ramsey	3	Oct 1, 2024 - Sept 30, 2026	Denton Chamber Board - Director
Economic Development Partnership Board	N/A	City Council	Jason Tomlinson	Reappoint.	N/A	TWU President/ Chancellor/ Designee
Mobility Committee	ALL	Beck	Lauren Penn	NEW	Sept 1, 2023 – Aug 31, 2025	
Planning and Zoning Commission	3	Meltzer	Mary McDuff	NEW	Sept 1, 2023 – Aug 31, 2025	
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Ron Crockett	NEW	Oct 1, 2024 - Sept 30, 2026	Top 20 Taxpayer
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Jeremy Fykes	NEW	Oct 1, 2024 - Sept 30, 2026	At-Large member
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Leo Morales	NEW	Oct 1, 2024 - Sept 30, 2026	Hispanic Business Rep.
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Aimee Bissett	NEW	Oct 1, 2023 - Sept 30, 2025	Denton Chamber Board - rep.
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Lee Ramsey	3	Oct 1, 2024 - Sept 30, 2026	Denton Chamber Board - Director
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	City Council	Jason Tomlinson	Reappoint.	N/A	TWU President/ Chancellor/ Designee
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	City Council	Selwyn Rayzor	Reappoint.	N/A	Developer