CITY OF DENTON CITY COUNCIL MINUTES
July 15, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, July 15, 2025, at 2:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Suzi Rumohr (Virtual) and Council Members Brian Beck, Vicki Byrd, Joe Holland and Jill Jester.
Council Member Brandon Chase McGee arrived at 2:44 p.m.

ABSENT: None

Also present were City Manager Sara Hensley and Deputy City Attorney Susan Keller.

The posted agenda noted the registration process for in-person and 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

No Citizen Comments were received.

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

• Clarification:

o Council Member Holland: Consent 4.W (ID25-1192).

o The Mayor expressed appreciation for item 4.Z.

• Pulled For Individual Consideration:

o Mayor Hudspeth: Item 4. H (ID25-1251)

3. Work Session Reports

A. D 25-760 Receive a report, hold a discussion, and give staff direction regarding the Fiscal Year 2025-26 preliminary utility budgets and rates for Solid Waste, Water, Wastewater, Drainage, Electric and Customer Service. [Estimated Presentation/Discussion Time: 60 minutes]

The item was presented, and discussion followed.

Following discussion, consensus was to move forward with staff's recommendation for the utility rate changes and for cost recovery of fees from credit card payments and for staff to provide information on possibilities for a tiered customer approach. Staff to also provide Council with a

comparison breakdown of Water and Wastewater rates and fees with the other cities mentioned on the presentation.

B. ID 25-421 Receive a report, hold a discussion, and give staff direction on the update regarding Denton's Climate Action Plan goals, measures and dashboard. [Estimated Presentation/ Discussion Time: 45 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 25-1139 Receive a report, hold a discussion, and give staff direction on the proposed amendment and adoption of the Water and Wastewater Impact Fees. [Estimated Presentation/Discussion Time: 60 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to move forward with staff's recommendation. Mayor Hudspeth requested staff provide a breakdown to City Council of the total cost of all fees by category (Water, Wastewater, Road Impact Fees, including Parkland Dedication Fees).

The work session ended at 4:49 p.m.

The meeting was recessed for a short break at 4:49 p.m. and reconvened at 5:03 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 5:03 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 25-760 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 Loom 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 Loom.
DELIBERATED

B. ID 25-1225 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys regarding potential resolution to a claim with Frontier Southwest, Inc.; 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. This agenda item is related to Consent Agenda item ID 25-1226 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.
NOT DELIBERATED

The closed meeting started at 5:03 p.m. and ended at 5:52 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, July 15, 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 Suzi Rumohr (virtual) 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 Deputy City Attorney Susan Keller.

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 25-678 Proclamation: Parks and Recreation Month
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) Scheduled Citizen Reports from Members of the Public

A. ID 25-1181 Ms. Prudence Sanchez regarding support of the city after school program.
PRESENTED

B. ID 25-1213 Ms. Lauren Inman regarding June 3 flooding and city responsiveness.
PRESENTED

C. ID 25-1252 Ms. Danna Zoltner regarding a proposed gas plant.
PRESENTED

D. ID 25-1290 Mr. Gokhan Saginci regarding electric spending.
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 - AL. During the Work Session held earlier in the day, Item 4.H was pulled for Individual Consideration by Mayor Hudspeth.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A to G and I to AL. Motion seconded by Council Member Jester.

Motion carried unanimously.

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

NAYS (0): None

A. ID 25-057 Consider approval of the minutes of the June 17, 2025, Regular Meeting.
APPROVED

B. ID 25-1229 Consider approval of a resolution of the City of Denton appointing three members to the Committee on the Environment.
ASSIGNED RESOLUTION NO. 25-1229

APPOINTMENTS LISTED ON EXHIBIT B

C. ID 25-1230 Consider approval of a resolution of the City of Denton appointing two members to the Tax Increment Reinvestment Zone Number One Board.
ASSIGNED RESOLUTION NO. 25-1230

APPOINTMENTS LISTED ON EXHIBIT B

D. ID 25-1231 Consider approval of a resolution of the City of Denton appointing an alternate member to the Dallas Regional Mobility Coalition.
ASSIGNED RESOLUTION NO. 25-1231

APPOINTMENTS LISTED ON EXHIBIT B

E. ID 25-1232 Consider approval of a resolution of the City of Denton appointing a member and proxy to the North Texas Commission.
ASSIGNED RESOLUTION NO. 25-1232

APPOINTMENTS LISTED ON EXHIBIT B

F. ID 25-085 Consider a nomination/appointment to the City of Denton's Community Services Advisory Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

G. ID 25-1250 Consider a nomination/appointment to the City's Bond Oversight Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

I. ID 25-1239 Consider approval of a resolution of the City of Denton excusing the June 25, 2025, meeting absence of an Economic Development Partnership Board Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1239

J. ID 25-1241 Consider approval of a resolution of the City of Denton excusing the June 25, 2025, meeting absence of a Tax Increment Reinvestment Zone Number Two Board Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1241

K. ID 25-1135 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Cooperation Contract in the form of a Memorandum of Understanding with the State of Texas, Texas Department of Public Safety, authorizing the Denton Police Department to perform Uniform Commercial Vehicle Weight Inspections and Enforcement; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1135

L. ID 25-1136 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Cooperation Contract in the form of a Memorandum of Understanding with the State of Texas, Texas Department of Public Safety, establishing responsibilities, policies, and guidelines for the Denton Police Department to conduct Federal Safety Regulation Inspections; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1136

M. ID 25-1176 Consider adoption of an ordinance of the City of Denton granting a special permit to Sundt Construction, Inc. to allow for work hours outside those ordinarily allowed pursuant to Section 17-20 (c)(3)(f) of the City of Denton Code of Ordinances, with respect to hours of

operation related to Bonnie Brae Phase 3 for the construction of Bonnie Brae Street and joining street connections, located between Airport Road/FM1515 and Roselawn Drive: providing for approval of a special permit for a variance in the hours of operation during weekdays and weekends; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1176

N. ID 25-1030 Consider adoption of an ordinance of the City of Denton granting the North Texas State Fair Association a three-year noise exception for the North Texas Fair and Rodeo which will be held August 15-24, 2025, August 14-23, 2026, and August 13-22, 2027, at 2217 N. Carroll Boulevard; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1030

O. ID 25-1182 Consider approval of a resolution of the City of Denton accepting the donation of works of art, created by The Art Room, to be installed at the American Legion Hall Senior Center; and providing an effective date. The Public Art Committee voted to recommend approval (5-0).
ASSIGNED RESOLUTION NO. 25-1182

P. ID 25-901 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8732 Radio Assessment and Support Services for the Technology Services Department; and providing an effective date (RFP 8732).
ASSIGNED ORDINANCE NO. 25-901

Q. ID 25-1184 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 SSP Innovations, LLC, through July 26, 2027, to continue the development of system integrations for Denton Municipal Electric; and declaring an effective date (File 7210 - extending a contract with SSP Innovations, LLC, to July 26, 2027). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1184

R. ID 25-1186 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 DKJ Concrete Construction, Inc., amending the contract approved by City Council on September 20, 2022, in the not-to-exceed amount of $5,250,000.00; said first amendment to continue to provide utility cut restoration services for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8046 - providing for an additional first amendment expenditure amount not-to-exceed $1,312,500.00, with the total contract amount not-to-exceed $6,562,500.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1186

S. ID 25-1188 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 Trillium Pumps USA, Inc., for the replacement of five Wemco Recessed Impeller Pumps for the Water Reclamation Department, which is the sole provider of these commodities, in accordance with Texas Local Government Code 252.022, which provides that procurement of

commodities and services that are available from one source are exempt from competitive bidding, and if over $50,000, shall be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8751 - awarded to Trillium Pumps USA, Inc., in the not-to-exceed amount of $175,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1188

T. ID 25-1189 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8767 for 345kV Autotransformers for Denton Municipal Electric; and providing an effective date (RFP 8767). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1189

U. ID 25-1190 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds by the City Manager for the repair and replacement of cylinder heads for the Denton Energy Center; and providing an effective date (File 8860 - awarded to Wartsila North America, Inc., in the not-to-exceed amount of $188,483.04). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1190

V. ID 25-1191 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds by the City Manager for the emergency purchase and installation of a replacement 2500kva transformer for the Lake Lewisville Water Treatment Plant; and providing an effective date (File 8861 - awarded to Shermco Industries, Inc., in the not-to-exceed amount of $147,500.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1191

W. ID 25-1192 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 Northstar Construction, LLC, for the construction of a neighborhood park in The Villages of Carmel for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 7985 - awarded to Northstar Construction, LLC, in the not-to-exceed amount of $2,788,364.70).
ASSIGNED ORDINANCE NO. 25-1192

X. ID 25-1193 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive statements of qualifications under RFQ 8664 for a Pre-Qualified Professional List for Events, League, and Award Shirts for the Parks and Recreation Department; and providing an effective date (RFQ 8664).
ASSIGNED ORDINANCE NO. 25-1193

Y. ID 25-1194 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8736 for Putting and Chipping Green Replacement for the Parks and Recreation Department; and providing an effective date (RFP 8736).
ASSIGNED ORDINANCE NO. 25-1194

Z. ID 25-1195 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 Freedom Commercial Services, LLC, for abatement of private property nuisances not abated by property owners for the Community Improvement Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8796 - awarded to Freedom Commercial Services, 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 $687,500.00).
ASSIGNED ORDINANCE NO. 25-1195

AA. ID 25-1196 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 Questcare Medical Services, PLLC, for the performance of medical direction services for the Denton Fire Department; providing for the expenditure of funds therefor; and providing an effective date (File 8799 - awarded to Questcare Medical Services, PLLC, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $400,000.00).
ASSIGNED ORDINANCE NO. 25-1196

AB. ID 25-1198 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 Johnston Technical Services, Inc., through the Department of Information Resources (DIR) Cooperative Purchasing Network Contract Nos. DIR-CPO-4792 and DIR-CPO-5385, for the purchase of Microwave Radio Network Equipment, Accessories, and Services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8849 - awarded to Johnston Technical Services, Inc., in the five (5) year not-to-exceed amount of $1,625,000.00).
ASSIGNED ORDINANCE NO. 25-1198

AC. ID 25-1199 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 Carahsoft Technology Corporation, through the Department of Information Resources (DIR) Cooperative Contract Nos. DIR-CPO-5687 and DIR-CPO-5683, and through The Interlocal Purchasing System (TIPS) Cooperative Program Contract No. 220105, for the purchase of various application licenses, software subscriptions, and Software as a Service for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8854 - awarded to Carahsoft Technology Corporation, in the five (5) year not-to-exceed amount of $3,266,000.00).
ASSIGNED ORDINANCE NO. 25-1199

AD. ID 25-1200 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 The Pioneer Manufacturing Company dba Pioneer Athletics, through the Buy Board Cooperative Purchasing Network Contract No. 766-25, for the procurement of athletic field marking paint for the Warehouse; providing for the expenditure of funds therefor; and providing an effective date (File 8874 - awarded to The Pioneer Manufacturing Company dba Pioneer Athletics, in the five (5) year not-to-exceed amount of $300,000.00).
ASSIGNED ORDINANCE NO. 25-1200

AE. ID 25-1205 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8367 for Enterprise Asset Management (EAM) Solution for the Technology Services Department; and providing an effective date (RFP 8367).
ASSIGNED ORDINANCE NO. 25-1205

AF. ID 25-1206 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8504 for Enterprise Land Management software for the Technology Services Department; and providing an effective date (RFP 8504).
ASSIGNED ORDINANCE NO. 25-1206

AG. ID 25-1207 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8538 for CAD RMS Replacement for the Technology Services Department; and providing an effective date (RFP 8538).
ASSIGNED ORDINANCE NO. 25-1207

AH. ID 25-1209 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 Robertson's Outdoor Cleaning Solutions, LLC dba Power Wash Plus, for private property graffiti abatement services for the Community Improvement Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8844 - awarded to Robertson's Outdoor Cleaning Solutions, LLC dba Power Wash Plus, for four (4) years, with the option for one (1) additional one (1) year extension, in the total five (5) year not-to-exceed amount of $165,000.00).
ASSIGNED ORDINANCE NO. 25-1209

AI. ID 25-1216 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 Pepper Psychological Services, PLLC, for psychological testing services for the Police and Fire Departments; providing for the expenditure of funds therefor; and providing an effective date (File 8871 - awarded to Pepper Psychological Services, PLLC, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $70,000.00).
ASSIGNED ORDINANCE NO. 25-1216

AJ. ID 25-1226 Consider adoption of an ordinance of the City of Denton approving a Settlement Agreement and Release of Claims and Pole Attachment License Agreement between Frontier Southwest, Inc. and the City of Denton, and directing the City Manager and the City's attorneys to effectuate as necessary and appropriate the terms of a Settlement Agreement and Release to effectuate this approval; providing for the expenditure of funds; and declaring an effective date.
ASSIGNED ORDINANCE NO. 25-1226

AK. ID 25-1265 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 King & Spalding, LLP, amending the engagement approved

by the City Attorney on March 17, 2022, in the not-to-exceed amount of $49,500.00; amended by City Manager and 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 7560 - providing for an additional Fourth Amendment expenditure amount not-to-exceed $200,000.00, with the total contract amount not-to-exceed $449,000.00).
ASSIGNED ORDINANCE NO. 25-1265

AL. ID 25-1318 Consider approval of a resolution of the City of Denton, Texas calling a public hearing of the City Council on land use assumptions, water and wastewater capital improvements plan, and a proposed amendment to impact fees related to possible adoption of amended water and wastewater impact fees in accordance with Chapter 395 of the Texas Local Government Code; acknowledging the posted notice of the public hearing and requiring additional notice of the public hearing as set forth in the body of this resolution; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1318

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

H. ID 25-1251 Consider a nomination/appointment to the Denton Police Department Chief of Police Advisory Board.

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

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 Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

APPROVED

APPOINTMENT LISTED ON EXHIBIT B

5. PUBLIC HEARINGS

A. Z25-0007a 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 (R-2) District to a Mixed-Use Neighborhood (MN) District on approximately 1.09 acres of land generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane 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 6-0 to recommend approval of the request. Motion for approval by Commissioner Pruett and second by Commissioner McDuff. (Z25-0007a, Kalyans, Julie Wyatt) THIS ITEM HAS BEEN POSTPONED UNTIL THE AUGUST 19, 2025, CITY COUNCIL MEETING

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

The public hearing was opened.

The item was not presented, nor was discussion held as the item was postponed to August 19, 2025.

The public hearing remained open.

B. S25-0002a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a request for a Specific Use Permit to allow for a Multi-family Residential Use on approximately 4.115 acres of land, generally located on the east side of Fallmeadow Street, fifteen feet east of the northern intersection of Gardenview Circle and Fallmeadow Street, 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted [6-0] to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner McDuff. (S25-0002a, Palladium Denton West, Sean Jacobson)

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 on queue, the public hearing was closed.

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

Motion carried unanimously.

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

NAYS (0): None

ASSIGNED ORDINANCE NO. S25-0002a

C. PDA25-0003b Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a Planned Development Amendment to establish special sign standards for approximately 4.291 acres out of Planned Development 139, generally located on the southeast corner of Vintage Boulevard and I-35W, 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 savings and severability clauses and an effective date. The Planning and Zoning Commission voted (5-0-1) to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner Padron. (PDA25-0003b, Gateway of Denton Signs, Mia Hines)

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

Motion carried unanimously.

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

NAYS (0): None

ASSIGNED ORDINANCE NO. PDA25-0003b

6. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 25-1037 Consider adoption of an ordinance of the City of Denton considering all matters incident and related to the issuance, sale and delivery of up to $142,565,000 in principal amount of "City of Denton General Obligation refunding and improvement bonds, Series 2025"; authorizing the issuance of the bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing instruments and procedures relating to said bonds; enacting other provisions relating to the subject; and providing an effective date. The Public Utilities Board recommends approval (5-0).

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

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

The item was presented, and discussion followed.

No citizen comments were received.

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

Motion carried unanimously.

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

NAYS (0): None

ASSIGNED ORDINANCE NO. 25-1037

B. ID 25-1038 Consider adoption of an ordinance of the City of Denton considering all matters incident and related to the issuance, sale and delivery of up to $254,050,000 in principal amount of "City of Denton Certificates of Obligation, Series 2025"; authorizing the issuance of the certificates; delegating the authority to certain city officials to execute certain documents relating to the sale of the certificates; approving and authorizing instruments and procedures relating to said certificates; enacting other provisions relating to the subject; and providing an effective date. The Public Utilities Board recommends approval (5-0).

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

No citizen comments were received.

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

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED ORDINANCE NO. 25-1038

C. ID 25-1117 Consider approval of a resolution to appoint a member to the Board of Directors of the Texas Municipal Power Agency, a Texas Joint Powers Agency, to represent the City of Denton, a Texas Home-Rule Municipal Corporation; and declaring an effective date.

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

The item was presented, and discussion followed.

No citizen comments were received.

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

AYES (5): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Holland, Jester, and McGee

NAYS (2): Council Members Beck and Byrd

Motion carried.

ASSIGNED RESOLUTION NO. 25-1117

D. ID 25-914 Consider adoption of an ordinance of the City of Denton approving an economic development agreement under Chapter 380 of the Local Government Code to promote economic development and to stimulate business activity and economic growth of the City of Denton, between the City of Denton and United States Cold Storage, LP, regarding the expansion of operations and increase in the number of jobs in the City of Denton; authorizing the expenditure of funds therefor in an amount not-to-exceed $1,067,871; and providing an effective date. The Economic Development Partnership Board recommends approval (11-0-1).

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

The item was presented, and discussion followed.

No citizen comments were received.

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

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED ORDINANCE NO. 25-914

E. ID 25-1125 Consider adoption of an ordinance of the City of Denton approving an economic development agreement under Chapter 380 of the Local Government Code to promote economic development and to stimulate business activity and economic growth of the City of Denton between the City of Denton and PR Gypsum, LLC, regarding the expansion of operations and increase in the number of jobs in the City of Denton; authorizing the expenditure of funds therefore in an amount not-to-exceed $236,857; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

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

The item was presented, and discussion followed.

No citizen comments were received.

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

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED ORDINANCE NO. 25-1125

F. ID 25-1233 Consider approval of a resolution of the City of Denton appointing three members to the Community Partnership Committee.

Items F, G and H were collectively read into the record, presented, and discussed, but voted on individually.

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

The item was presented, and discussion followed.

No citizen comments were received.

Following discussion, Mayor Hudspeth moved to appoint the nominees to the Community Partnership Committee as noted on Exhibit B. Motion seconded by Council Member Beck.

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED RESOLUTION NO. 25-1233

G. ID 25-1234 Consider approval of a resolution of the City of Denton appointing three members to the Development Code Review Committee.

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

No citizen comments were received.

Following discussion, Mayor Hudspeth moved to appoint the nominees to the Development Code Review Committee as noted on Exhibit B. Motion seconded by Council Member Beck.

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED RESOLUTION NO. 25-1234

H. ID 25-1235 Consider approval of a resolution of the City of Denton appointing two members to the Economic Development Partnership Board and the Tax Increment Reinvestment Zone Number Two Board.

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

No citizen comments were received.

Following discussion, Mayor Hudspeth moved to appoint the nominees to the Economic Development Partnership Board and the Tax Increment Reinvestment Zone Number Two Board as noted on Exhibit B. Motion seconded by Council Member McGee.

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

NAYS (0): None

Motion carried unanimously.

ASSIGNED RESOLUTION NO. 25-1235

7. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:58 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

Lauren Thoden
LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: August 5, 2025

July 15, 2025 City Council Special Called Meeting - EXHIBIT A
Speaker Commentaries/Registrations
Online, Email, Phone

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Mary	Anderson	1924 West Oak	Denton, TX	3.C		Open Mic	Did not speak, but submitted white card in support of Open Mic speaker, Danna Zoltner
Vince	Handler	7409 Brushy Meadow Trl	Aubrey, TX			Open Mic	
Erica	Garland	913 Euston St.	Denton, TX			Open Mic	
Nick	Stevens	417 Amarillo St.	Denton, TX	4.H	Support		
Maxwell	Fisher	2502 Grandview Dr.	Richardson, TX	5.B	Support		Applicant
Wayne	Burgdorf	3000 Race St.	Ft. Worth, TX	5.B	Support		
Pam	Spooner	513 Chateau Ct.	Denton, TX	5.B	Against		

EXHIBIT B - BOARDS & COMMISSIONS - APPOINTEES - July 15, 2025

AGENDA ITEM	BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	PRESENT TERM	NEW TERM	STATUS; SPECIFIC REQUIREMENT/ QUALIFICATION
4.B	Committee on the Environment		Mayor	Brian Beck		1 year term (appointed after each election cycle)	City Council Member
4.B	Committee on the Environment		Mayor	Joe Holland		1 year term (appointed after each election cycle)	City Council Member
4.B	Committee on the Environment		Mayor	Brandon Chase McGee		1 year term (appointed after each election cycle)	City Council Member
4.C	Tax Increment Reinvestment Zone 1 Board		N/A	Brian Beck		9/1/2024 -8/31/2026	City Council Member
4.C	Tax Increment Reinvestment Zone 1 Board		N/A	Joe Holland		9/1/2025 -8/31/2027	City Council Member
4.D	Dallas Regional Mobility Coalition - Alternate		Mayor	Jill Jester		Effective 7/15/2025 (no expiration)	City Council Member
4.E	North Texas Commission - Member		N/A	Gerard Hudspeth		Oct. 2025 to Sept. 2026	Mayor
4.E	North Texas Commission - Proxy		Mayor	Sara Hensley		Oct. 2025 to Sept. 2026	City Official
4.F	Community Services Advisory Committee	2	Beck	Kamga Siewe		Unexpired term 9/1/2023 to 8/31/2025; and a 2nd term 9/1/2025 to 8/31/2027	New
4.G	Bond Oversight Committee	ALL	Rumohr	Brand Richter	N/A	Unexpired term ending 12/31/2025	New
4.H	Denton PD Chief of Police Advisory Board	2	Beck	Donald Poer	N/A	Term 9/1/2025 - 8/31/2028	New
6.C	Texas Municipal Power Agency			Jesse Davis		A two year term 2025 - 2027	Denton resident
6.F	Community Partnership Committee		N/A	Vicki Byrd		Effective 7/15/2025	Both a Discover Denton Advisory Board and City Council Member
6.F	Community Partnership Committee		N/A	Joe Holland		Effective 7/15/2025	Both a Discover Denton Advisory Board and City Council Member
6.F	Community Partnership Committee		N/A	Brian Beck		Effective 7/15/2025	City Council Member
6.G	Development Code Review Committee		N/A	Brian Beck	Ends 8/31/2025	9/1/2025 - 8/31/2027	City Council Member
6.G	Development Code Review Committee		N/A	Suzi Rumohr		9/1/2025 - 8/31/2027	City Council Member
6.G	Development Code Review Committee		N/A	Jill Jester		9/1/2025 - 8/31/2027	City Council Member
6.H	Economic Development Partnership Board		N/A	Vicki Byrd		9/1/2025 - 8/31/2027	City Council Member
6.H	Economic Development Partnership Board		N/A	Jill Jester		9/1/2025 - 8/31/2026	City Council Member
6.H	Tax Increment Reinvestment Zone 2 Board		N/A	Vicki Byrd		9/1/2025 - 8/31/2027	City Council Member
6.H	Tax Increment Reinvestment Zone 2 Board		N/A	Jill Jester		9/1/2025 - 8/31/2026	City Council Member