CITY OF DENTON CITY COUNCIL MINUTES
July 22, 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 22, 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 and Council Members Brian Beck, Vicki Byrd, Joe Holland and Jill Jester. Council Member Brandon Chase McGee arrived at 2:52 p.m.

ABSENT: None

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

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

WORK SESSION

1. Citizen Comments on Consent Agenda Items

Citizen comments received are noted on Exhibit A

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 24-2617 Receive a report, hold a discussion, and give staff direction regarding the Fiscal Year 2025-26 preliminary Capital Improvement Program. [Estimated Presentation/ Discussion time: 60 minutes]

The item was presented, and discussion followed.

Council requested:

- staff to provide a breakdown of the projects that are recommended to be delayed, and the cost implication of the delays; and
- staff to follow up on numbers and growth percentage used in the 2023 bond rate with the numbers provided in the presentation slide on the 2026 preliminary debt rate.

B. ID 25-1272 Receive a report, hold a discussion, and give staff direction on the adoption of the 2024 International Energy Conservation Code appendices for EV Ready and Solar Ready for all new construction. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Council requested staff to provide the drop-charges for old and new construction for installation of 110V and 220V type plugs in a garage.

Council Members Byrd, Jester and Holland supported staff recommendations to take no action to change the code. Council Member McGee supported the Health and Building Standards Commission (HABSCO) providing recommended incentives. Mayor Pro Tem Rumohr supported HABSCO providing examples of incentives versus no action. Council Member Beck asked to hear from the HABSCO Chair before giving his recommendation.

The Mayor denied the request.

Council Member Beck appealed.

Mayor Hudspeth denied the appeal.

Council Member McGee made a point of information regarding presentation of material to City Council upon request of Council in the past.

City Attorney Reinwand advised the Mayor, as Chair, has discretion to run the meeting and how Council may act to override the Chair's ruling.

Point of inquiry made by Council Member McGee regarding the process for Council to override the Chair's decision.

The City Attorney Reinwand provided clarification.

Council Member Beck gave direction for staff to take action to implement code changes as mandatory.

Mayor Hudspeth gave direction for staff to take no action resulting in a Council majority direction supporting staff's recommendation to make no changes to the code.
Council majority also (Mayor Hudspeth, Mayor Pro Tem Rumohr, and Council Members Beck and McGee) supported staff requesting HABSCO review the item again and provide findings that staff would present to Council at a future Work Session.

Point of Information made by Council Member Holland.

Clarification provided by Mayor Hudspeth.

HABSCO Chair Nick Stevens provided his comments to Council.

City Manager clarified staff will share this Work Session with HABSCO who may choose to make other recommendations with the understanding that this is not a direction of Council. Any incentives that may be recommended would be presented to the Sustainability Framework Advisory Committee.

The work session ended at 3:30 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:30 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 25-1163 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Manager.
DELIBERATED

B. ID 25-1166 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Attorney.
DELIBERATED

C. ID 25-1264 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys regarding potential resolution to a Measured Mile claim with McCarthy Building Companies Inc. for construction phase services for Southeast Denton Package B (SED-B) Improvements for the Capital Projects Department; 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 25-1255 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.
NOT DELIBERATED

The closed meeting started at 3:30 p.m. and ended at 7:48p.m. No votes or actions were taken during the closed meeting.

SPECIAL CALLED MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Special Called Meeting on Tuesday, July 22, 2025, at 7:48 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Gerard Hudspeth, Vicki Byrd, Joe Holland, Jill Jester, Brandon Chase McGee, Brian Beck, and Suzi Rumohr.

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

4. CONSENT AGENDA

During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Council Member Jill Jester moved to adopt the Consent Agenda as presented. Motion seconded by Council Member Suzi Rumohr.

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 25-1300 Consider a nomination/appointment to the City of Denton Mobility Committee.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

B. ID 25-1298 Consider a nomination/reappointment to the City of Denton Library Board.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

C. ID 25-1301 Consider a nomination/reappointment to the City of Denton Library Board.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

D. ID 25-1329 Consider a nomination/reappointment to the City of Denton Health and Building Standards Commission.
APPROVED

APPOINTMENT LISTED ON EXHIBIT B

E. ID 25-1307 Consider approval of a resolution of the City of Denton excusing the July 7, 2025, meeting absence of a Parks, Recreation and Beautification Board Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1307

F. ID 25-1308 Consider approval of a resolution of the City of Denton excusing the July 11, 2025, meeting absence of a Community Services Advisory Committee Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1308

G. ID 25-1309 Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1309

H. ID 25-1332 Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Board of Ethics Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1332

I. ID 25-1333 Consider approval of a resolution of the City of Denton excusing the July 14, 2025, meeting absence of a Board of Ethics Member; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1333

J. ID 25-1129 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its NTTV PEG channel; authorizing the expenditure of funds thereof; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1129

K. ID 25-1130 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a service agreement related to public, education, and government (PEG) grants with the University of North Texas for its DCTV PEG Channel; authorizing the expenditure of funds thereof; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1130

L. ID 25-1116 Consider approval of a resolution of the City Council of the City of Denton designating individual employees as authorized representatives of the City of Denton as a participant in the Texas local government investment pool ("TexPool"); designating an authorized representative with primary responsibility for transactions and other duties under the agreement; authorizing the Mayor to execute a resolution amending the City of Denton authorized representatives; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1116

M. ID 25-824 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 Parkhill, Smith & Cooper, Inc., for the Supervisory Control and Data Acquisition System for the Solid Waste Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-003 - Professional Services Agreement for professional services awarded to Parkhill, Smith & Cooper, Inc., in the not-to-exceed amount of $98,300.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-824

N. ID 24-1863 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFQ 8551 for the Denton Renewable Resource Plan (DRRP) Whitepaper; and providing an effective date (RFQ 8551). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 24-1863

O. ID 25-1223 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 Schneider Electric Smart Grid Solutions, LLC, amending the contract approved by City Council on December 13, 2022, in the not-to-exceed amount of $683,277.00; said first amendment to provide for the configuration and implementation of ArcFM Designer XI (DXI) for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 7817 - providing for an additional first amendment expenditure amount not-to-exceed $129,124.00, with the total contract amount not-to-exceed $812,401.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-1223

P. ID 25-1224 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 CyberTech Systems and Software Inc., for a fully managed Amazon Web Services (AWS) cloud environment for the Denton Municipal Electric Technology Operations Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8778 - awarded to CyberTech Systems and Software Inc., in the 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 $2,347,092.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 25-1224

Q. ID 25-1240 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8758 Mental Health and Wellbeing Program for the Human Resources Department; and providing an effective date (RFP 8758).
ASSIGNED ORDINANCE NO. 25-1240

R. ID 25-1256 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 Ferguson Enterprises, LLC, as primary vendor for Sections A-P and R, Core & Main LP as the secondary vendor for Sections A-N and R, and Metron Farnier, LLC, as primary vendor for Section Q, for the purchase of water and wastewater inventory parts to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 8788 - awarded to Ferguson Enterprises, LLC, Core & Main LP, and Metron Farnier, 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 $12,000,000.00).
ASSIGNED ORDINANCE NO. 25-1256

S. ID 25-1249 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute this Sixth Amendment to a Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC, successor in interest to AT&T Mobility Texas, LLC and to execute additional amendments as needed and within the limitations set out herein; providing for a severability clause; and providing for an effective date.
ASSIGNED ORDINANCE NO. 25-1249

T. ID 25-1266 Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute an agreement by and between the City of Denton, Texas, and Hunter

Ranch Improvement District No. 1 for installation and maintenance of enhanced street signs and poles within Hunter Ranch Improvement District No. 1; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1266

U. ID 25-1255 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a settlement agreement with McCarthy Building Companies Inc. to resolve a dispute regarding Measured Mile Claim providing for final payment and closeout for construction phase services for Southeast Denton Package B (SED-B) Improvements for the Capital Projects Department.
ASSIGNED ORDINANCE NO. 25-1255

V. ID 25-193 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to sign and submit to the Department of Housing and Urban Development a 2025 Action Plan for Housing and Community Development with appropriate certifications, as authorized and required by the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended; authorizing the Director of Community Services, or designee, to sign releases of liens and subordination agreements upon certain conditions; and providing for an effective date.
ASSIGNED ORDINANCE NO. 25-193

W. ID 25-1355 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a third amendment to an engagement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the engagement approved by the City Attorney on March 28, 2024, in the not-to-exceed amount of $43,811.00; said third amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 8554 - providing for an additional third amendment expenditure amount not-to-exceed $43,811.00, with the total contract amount not-to-exceed $243,811.00).
ASSIGNED ORDINANCE NO. 25-1355

X. ID 25-1362 Consider approval of a resolution of the City of Denton suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the Steering Committee.
ASSIGNED ORDINANCE NO. 25-1362

5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 25-1174 Consider approval of a resolution of the City Council of the City of Denton for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning on October 1, 2025, and ending on September 30, 2027; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1174

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

The item was presented and discussion followed.

Citizen comments are noted on Exhibit A.

Following discussion, Council Member Beck moved to adopt the resolution nominating Steve Southwell. Motion seconded by Council Member Byrd.

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

NAYS (0): None

Motion carried unanimously.

B. ID 25-1197 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 Genuine Parts Company dba NAPA Integrated Business Solutions through the Sourcewell Cooperative Purchasing Network Contract No. 090624-GPC, for the purchase of products and services for the on-site parts facility for the Fleet Services Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8806 - awarded to Genuine Parts Company dba NAPA Integrated Business Solutions, 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 $35,112,000.00).
ASSIGNED RESOLUTION NO. 25-1197

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

The item was presented and discussion followed.

No citizen comments were received on the item.

Following discussion, Council Member Jester 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.

C. ID 25-1257 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 Core Construction Services of Texas, Inc., for construction phase services for the Fire Stations 5 & 6 Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8559 - awarded to Core

Construction Services of Texas, Inc., including the Guaranteed Maximum Price in the not-to-exceed amount of $23,730,000.00).
ASSIGNED RESOLUTION NO. 25-1257

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 Jester moved to adopt the item as presented. Motion seconded by Council Member Rumohr.

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

NAYS (0): None

Motion carried unanimously.

6. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:08 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON

Lauren Thoden
LAUREN THODEN
CITY SECRETARY
CITY OF DENTON

MINUTES APPROVED ON: AUGUST 5, 2025

July 22, 2025 City Council Special Called Meeting - EXHIBIT A
Speaker Commentaries/Registrations
Online, Email, Phone

Name	Last	Address	City	Agenda Item	Item #	Position	Method	Comments
Deb	Armintor	2003 Mistywood	Denton	Consent	25-193	Support	In person	
Steve	Southwell	995 Downey Dr	Lewisville	IC	25-1174	Support	In person	

EXHIBIT B - BOARDS & COMMISSIONS - APPOINTEES
July 22, 2025

BOARD/ COMMITTEE/ COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Mobility Committee	ALL	Suzi Rumohr	Jane Zygiel	N/A	Unexpired Term (January 9, 2024 through August 31, 2026)	NEW
Library Board	2	Brian Beck	Kerol Harrod	Term 1 (September 1, 2023 through August 31, 2025)	Term 2 (September 1, 2025 through August 31, 2027)	Reappointed
Library Board	5	Brandon Chase McGee	Patricia Peters	Term 1 (September 1, 2023 through August 31, 2025)	Term 2 (September 1, 2025 through August 31, 2027)	Reappointed
Health and Building Standards Commission	1	Vicki Byrd	Eric Dafoe	Term 1 (July 1, 2023 through June 30, 2025)	Term 2 (July 1, 2025 through June 30, 2027)	Reappointed