CITY OF DENTON CITY COUNCIL MINUTES
October 14, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, October 14, 2025, at 3:00 p.m. in the Council Work Session Room 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 City Attorney Mack Reinwand.

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

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

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

• Clarification:

o None

• Pulled For Individual Consideration:

o Council Member Holland: Item 4.D (25-1769)
o Mayor Pro Tem Rumohr and Council Member Beck: Item 4.H (25-1727)

3. Work Session Reports

A. ID 25-1857 Receive a report, hold a discussion, and give staff direction regarding the City's federal legislative efforts. [Estimated Presentation/Discussion Time: 60 minutes]

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

B. ID 25-1537 Receive a report, hold a discussion, and give staff direction regarding Audit Project 043-Animal Services: Follow-Up Review. [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 4:25 p.m.

CLOSED MEETING - NOT HELD

1. Closed Meeting:

The City Council did not convene into a Closed Meeting, therefore, the following item was not considered.

A. ID 25-1687 Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086. Receive information from staff regarding the energy cost adjustment schedule of rates for large load commercial customers that include public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. This agenda item is related to Consent Agenda item ID 25-1688 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.
NOT DELIBERATED

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, October 14, 2025, at 4:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Suzi Rumohr 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.

4. CONSENT AGENDA

The Consent Agenda consisted of Items 4.A to 4.S. During the Work Session held earlier in the day, Item 4.D was pulled by Council Member Holland, and Item 4.H was pulled by Mayor Pro Tem Rumohr and Council Member Beck for Individual Consideration.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A to C, 4.E to G, and 4.I to S. Motion seconded by Council Member McGee.

Motion passed.

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

ABSENT (1): Council Member Holland

A. ID 25-067 Consider approval of the minutes of the September 9, 2025 Special Called Meeting.
APPROVED

B. ID 25-091 Consider a nomination/appointment to the City of Denton Public Art Committee.
APPROVED
APPOINTMENT LISTED ON EXHIBIT B

C. ID 25-1530 Consider adoption of an ordinance of the City of Denton, authorizing the City Manager to execute a funding agreement between the City of Denton and the Denton Affordable Housing Corporation; to expend HOME Investment Partnership Program funds for operating expenses; authorizing the expenditure of funds in an amount not to exceed $46,711.59 and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1530

E. ID 25-1688 Consider adoption of an ordinance of the City of Denton, Texas, establishing the schedule of rates for electric service; amending the Large Load Energy Cost Adjustment; providing for a repealer; providing for a severability clause; and providing effective dates for this ordinance and the schedule of rates. The Public Utilities Board recommends approval (5-0).
ASSIGNED ORDINANCE NO. 25-1688

F. ID 25-1714 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a Solid Waste Services Contract to provide solid waste services to Legends Ranch Municipal Utility District of Denton County; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1714

G. ID 25-1715 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a Solid Waste Services Contract to provide solid waste services to Denton County Municipal Utility District No. 16; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1715

I. ID 25-1868 Consider adoption of an ordinance adopting a schedule of fees for the Denton Fire Department; superseding all prior fees in conflict with such schedule; providing severability; providing a repealer; and establishing an effective date.
ASSIGNED ORDINANCE NO. 25-1868

J. ID 25-1847 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute cash sponsorship agreements between the City of Denton and the Denton Black Film Festival Institute, Inc., ($12,000), Denton County Friends of the Family - Explorium Coffee Crawl ($2,000), Denton County Friends of the Family - Friends of the Badge ($2,932), Denton County Friends of the Family - Touch a Truck ($2,500), Denton Music and Art Collaborative - Joan of Bark ($2,000), Greater Denton Arts Council, Inc.,

($3,768), Instant Film Society - PolaCon 2026 ($1,000), and Texas Veterans Hall of Fame ($2,000), which are nonprofit organizations located within the City of Denton and awarded cash sponsorship funding; providing a severability clause; and providing an effective date. The Community Partnership Committee recommends approval (3-0).
ASSIGNED ORDINANCE NO. 25-1847

K. ID 25-1848 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute cash and in-kind sponsorship agreements between the City of Denton and the Denton Black Chamber of Commerce - Denton Blues Festival 2026 (cash $4,000, in-kind $14,140), Denton Community Market (cash $11,800, in-kind $6,690), Denton Day of the Dead Festival (cash $8,000, in-kind $16,120), Denton Festival Foundation - Denton Arts and Jazz Festival 2025 (cash $20,000, in-kind $70,800), Denton Holiday Festival Association - Denton Holiday Lighting Festival 2025 (cash $6,000, in-kind $10,160), Denton Main Street Association (cash $10,000, in-kind $80), Denton Parks Foundation - Juneteenth 2026 (cash $4,000, in-kind 19,090), Denton Music and Art Collaborative - Amplify Denton 2026 (cash $2,600, in-kind $860), Denton Music and Art Collaborative - Monster Dash 2025 (cash $1,800, in-kind $410), Friends With Benefits - Boil Buddies Bash 2026 (cash $3,000, in-kind $260), North Texas State Fair Association - North Texas Fair and Rodeo 2026 (cash $10,000, in-kind $4,780), Texas Filmmakers Corporation - Thin Line Fest 2026 (cash $8,000, in-kind $7,470), United Way of Denton County - Peterbilt Parade 2025 (cash $800, in-kind $2,710), and Kiwanis Youth Services - July 4th Jubilee and Fireworks (cash $26,800, in-kind $16,020), which are nonprofit organizations located within the City of Denton and awarded cash and in-kind sponsorship funding; providing a severability clause; and providing an effective date. The Community Partnership Committee recommends approval (3-0).
ASSIGNED ORDINANCE NO. 25-1848

L. ID 25-1849 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute in-kind sponsorship agreements between the City of Denton and Denton Area Running Club - Turkey Trot 2025 ($5,000), Denton Parks Foundation - Dog Days of Denton 2026 ($3,340), Tejas Storytelling Association - Texas Storytelling Festival 2026 ($5,750), and the University of North Texas - 2025 Nightmare on Elm Street Basketball Tip-Off ($5,670), which are nonprofit organizations located within the City of Denton and awarded in-kind sponsorship funding; providing a severability clause; and providing an effective date. The Community Partnership Committee recommends approval (3-0).
ASSIGNED ORDINANCE NO. 25-1849

M. ID 25-1821 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 the NCTCOG TA Grant Design for the Engineering Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8377-010 - Professional Services Agreement for design services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of $1,189,000.00).
ASSIGNED ORDINANCE NO. 25-1821

N. ID 25-1822 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8689 for

Armored Car Services for the Customer Service Department; and providing an effective date (RFP 8689).
ASSIGNED ORDINANCE NO. 25-1822

O. ID 25-1494 Consider a resolution of the city of Denton allowing The Bearded Monk to sell alcoholic beverages at the Denton Day of the Dead Festival, on Saturday, October 25, 2025 from 11:00 a.m. to 10:00 p.m., at Williams Square (179 E. Hickory Street), and on Industrial Street at Mulberry street; upon satisfying certain conditions; authorizing the city manager to execute an agreement in conformity with this resolution; and providing for an effective date.
ASSIGNED RESOLUTION NO. 25-1494

P. ID 25-1698 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 Inpowerd LLC, for consulting services related to Electric Regulatory Compliance for Denton Municipal Electric as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8840 - awarded to Inpowerd 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 $750,000.00). The Public Utilities Board recommends approval (5 - 0).
ASSIGNED ORDINANCE NO. 25-1698

Q. ID 25-1671 Consider adoption of an ordinance of the City of Denton granting a noise exception for the Nightmare on Elm Street Basketball Tip-off event which will be held on Wednesday, October 22, 2025, at Elm Street between Hickory Street and Oak Street; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1671

R. ID 25-1721 Consider adoption of an ordinance of the City of Denton granting a noise exception for the 1000 Denton DJs event which will be held on Friday, November 14, 2025, from 4:00 p.m. to 8:00 p.m., at Wolff's Park (108 Industrial St.); and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1721

S. ID 25-1785 Consider adoption of an ordinance of the City of Denton granting a noise exception for the Fits and Frights Market event which will be held on Saturday, October 18, 2025 from 1:00 p.m. to 5:00 p.m., at Denton Yarnworks (934 N. Locust Street); and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1785

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Items are listed in the order they were considered.

H. ID 25-1727 Consider adoption of an ordinance of the City of Denton granting JPI Construction, LLC a noise exception pursuant to Section 17-20(c)(3)(f) of the City of Denton

Code of Ordinances with respect to sound levels and hours of operation for approximately 12 concrete pours, concrete pumps, and generators to run pumps and lights related to construction of a new multifamily development located at 3309 N Bonnie Brae St; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 2:00 a.m. to 7:00 a.m., with sound not to exceed 91 decibels; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-1727

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

There was no presentation.

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

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee

NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

Motion passed.

D. ID 25-1769 Consider adoption of an ordinance of the City of Denton waiving roadway impact fees in an amount not to exceed $140,600.00 for the McAdams Haven apartments to be located at approximately 900, 914, and 920 Lindsey St and 1518 Bernard St, Denton, Texas 76201; and providing an effective date

ASSIGNED ORDINANCE NO. 25-1769

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

There was no presentation.

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

Motion passed.

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

NAYS (1): Council Member Holland

5. ITEM FOR INDIVIDUAL CONSIDERATION

A. A25-0001 Consider adoption of an ordinance of the City of Denton, Texas, regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt Code Sec. 43.0672, between the City of Denton and Double R Devco, LLC for the provision of city services to approximately 15.011 acres of land, generally located north of West University Drive (US 380) and approximately half a mile west of Golden Hoof Drive; approving a schedule of annexation;

authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0001, Hickory Grove MF 2, Mia Hines)
ASSIGNED ORDINANCE NO. A25-0001

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 Byrd.

Motion passed.

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

NAYS (0): None

7. ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED

Items 7.A (ID 25-1217) and 7.B (ID 25-1218) were collectively read into the record, presented, and discussed, but voted on individually.

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

After the presentation, discussion followed

No citizen comments were received.

A. ID 25-1217 Consider approval of a resolution of the City Council of the City of Denton, Texas consenting to the annexation of certain land into Denton County Municipal Utility District No. 16, and providing an effective date.
ASSIGNED RESOLUTION NO. 25-1217

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

Motion passed.

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

NAYS (1): Council Member Beck

B. ID 25-1218 Consider adoption of an ordinance of the City of Denton authorizing the city manager to execute a first amendment to the Amended and Restated Development Agreement with VS Development, LLC and Denton County Municipal Utility District No. 16 to consent to annexation of property into the District, provide for additional contributions for Jackson Road, and amend the Strategic Partnership Agreement with Denton County Municipal Utility District No. 16; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-1218

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

Motion passed.

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

NAYS (1): Council Member Beck

The meeting was recessed at 4:58 p.m. and reconvened at 6:30 p.m.

6. PUBLIC HEARINGS

A. A25-0001a Hold a public hearing and consider a petition for voluntary annexation of approximately 15.011 acres of land, generally located north of West University (US 380) and approximately half a mile west of Golden Hoof Drive into the City of Denton, Denton County, Texas. (A25-0001a, Hickory Grove MF 2, 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.

No action was taken as this item was a public hearing only.

B. CA25-0002a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Comprehensive Plan amendment on approximately 33.5 acres from Rural Areas Future Land Use designation to Light Industrial Future Land Use designation, generally located south of US380 beginning 0.5 miles east of Geesling Road and extending approximately 0.5 miles east to North Trinity Road in the City of Denton, Denton County, Texas, and on approximately 21.8 acres from Low Residential Future Land Use designation to Community Mixed Use Future Land Use designation, generally located north and south of US380, beginning at North Trinity Road and extending approximately 0.4 miles east in the City of Denton, Denton County, Texas; adopting an amendment to the City's official Future Land Use Map; 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 by Commissioner Garland and seconded by Commissioner Ketchersid. (CA25-0002a, US380 Corridor FLUM Amendment, Erin Stanley)
ASSIGNED ORDINANCE NO. CA25-0002a

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

Motion passed.

AYES (4): Mayor Hudspeth, and Council Members Byrd, Holland and Jester

NAYS (3): Mayor Pro Tem Rumohr and Council Members Beck and McGee

C. Z25-0012a 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 Mixed Use Neighborhood (MN) zoning district to Suburban Corridor (SC) zoning district on approximately 1 acre of land generally located south of Loop 288 Service Road and north of Randall Street, approximately 800 feet west of E. Sherman Drive, 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 by Commissioner Ketchersid and second by Commissioner McDuff. (Z25-0012a, N Loop 288 MN to SC Rezone, Erin Stanley)
ASSIGNED ORDINANCE NO. Z25-0012a

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

Motion passed.

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

NAYS (0): None

D. Z25-0016a 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 of the portion of Mixed Use Neighborhood (MN) zoning district on an approximately 1 acre lot to Suburban Corridor (SC) zoning district generally located south of Loop 288 Service Road and north of Randall Street, approximately 650 feet west of E. Sherman Drive, 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 by Commissioner Ketchersid and second by Commissioner Garland. (Z25-0016a, CSM Denton Rezone, Erin Stanley)
ASSIGNED ORDINANCE NO. Z25-0016a

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

Motion passed.

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

NAYS (0): None

7. ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED

C. A25-0001b Conduct the first of two readings of an ordinance of the City of Denton, Texas, annexing approximately 15.011 acres of land, generally located north of West University Drive (US 380) and approximately half a mile west of Golden Hoof Drive to the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A25-0001b, Hickory Grove MF 2, Mia Hines)

This was the first of two readings.

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

The item was presented, and discussion followed

No citizen comments were received.

No action was taken as this item was the first of two readings.

8. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 7:11 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

INGRID REX
INTERIM CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: 18 NOVEMBER 2025

EXHIBIT A - October 14, 2025 City Council Regular Meeting

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Patrick Noonan	1514 Owasso St.	Ft. Worth, TX	6.C	Support	In person	Applicant

EXHIBIT B - October 14, 2025 City Council Regular Meeting

Boards/Commissions/Committee Appointments

BOARD / COMMITTEE / COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Public Art Committee	1	Byrd	Andrew Beck	1	September 1, 2025 through August 31, 2027	