

CITY OF DENTON CITY COUNCIL MINUTES

December 16, 2025

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, December 16, 2025, at 6:32 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 Vicki Byrd, Brian Beck, Joe Holland, Brandon Chase McGee and Jill Jester

ABSENT: None

Also present were City Manager Sara Hensley, Assistant City Manager Frank Dixon, 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.

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. PROCLAMATIONS/PRESENTATIONS

- A. ID 25-2277 Presentation: ICC/IAEI ElectriCity award to the City of Denton
PRESENTED

3. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

- 1) Scheduled Citizen Reports from Members of the Public

None

- 2) Additional Citizen Reports (Open Microphone)

None

4. REQUESTS FOR CLARIFICATION OF AGENDA ITEMS LISTED ON THIS AGENDA

- Clarification:
 - o None
- Pulled For Individual Consideration:
 - o Council Member Beck: Item 6.E (ID 25-2186)
 - o Mayor Hudspeth: Item 6.W (ID 25-2244)

5. CITIZEN COMMENTS ON CONSENT AGENDA ITEMS

No Citizen Comments were received.

6. CONSENT AGENDA

The Consent Agenda consisted of Items 6. A - X. Item 4.E was pulled for Individual Consideration by Council Member Beck, and Items 6.W was pulled for Individual Consideration by Mayor Hudspeth.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A-D, F-V, and X. Motion seconded by Council Member Jester.

Motion carried unanimously.

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

NAYS (0): None

- A. ID 25-071 Consider approval of the minutes of the November 18, 2025 Special Called Meeting.

APPROVED

- B. ID 25-2293 Consider approval of a resolution of the City of Denton confirming the appointment of Assistant Chief of Police Tony Salas as Acting Chief of Police of the City of Denton Police Department beginning on January 10, 2026; and declaring an effective date.

ASSIGNED RESOLUTION NO. 25-2293

- C. ID 25-2154 Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with Crow-Billingsley Denton GHB, Ltd., a Texas limited partnership, Crow-Billingsley Denton LPB, Ltd., a Texas limited partnership, and The Residence of Lake District No. 1, Ltd., a Texas limited partnership, for sanitary sewer easement and reservation of capacity therefore; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2154

- D. ID 25-2155 Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with RM Squared Denton, LLC and Baker 345, LLC, for developer's proportionate share of cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees and all other associated costs for a sanitary sewer line public improvement therefore; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2155

- F. ID 25-2223 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the city manager to execute a interlocal cooperation agreement with Denton County, Texas, for the city to provide utility relocations, inspections, and construction of a signal and roadway widening at Cleveland Gibbs Road at Robson Ranch Road and county to reimburse the city; providing for the expenditure of funds in the not-to-exceed amount of \$2,800,000.00; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2223

- G. ID 25-2037 Consider adoption of an ordinance of the City of Denton ratifying the submission of an application to the U.S. Department of Justice (DOJ) Bureau of Justice Assistance (BJA) FY25 Office of Justice Programs Community Based Violence Intervention and Prevention Initiative (CVIPI) in the amount of \$1,000,000 for design and construction of a Real-Time Information Center; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2037

- H. ID 25-2127 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute agreements for the payment and use of program year 2026 Hotel Tax Revenue in support of programming and events in the City between the City of Denton and Denton Black Chamber of Commerce (\$48,000), Denton Black Film Festival Institute, Inc., (\$62,500), Denton County, Office of History and Culture, (\$300,000), Denton Day of the Dead Festival, Inc., (\$80,000), Denton Festival Foundation, Inc., (\$94,000), Denton Holiday Festival Association (\$30,000), Denton Main Street Association (\$121,680), Denton Parks Foundation, Dog Days of Denton, (\$30,000), Denton Parks Foundation, Juneteenth Celebration, (\$30,800), North Texas State Fair Association, (\$417,200), Tejas Storytelling Association (\$59,055), Texas Filmmakers Corporation (\$70,000), Theatre Denton, Inc., (\$35,100), Texas Veterans Hall of Fame, (\$70,000), and Denton Music and Art Collaborative (Amplify Denton), (\$9,900); Providing a severability clause; and providing an effective date. Community Partnership Committee recommends approval (3-0).

ASSIGNED ORDINANCE NO. 25-2127

- I. ID 25-2163 Consider approval of a resolution of the City of Denton granting authority to the City Manager, the Alternate Work Week Committee and the Alternate Work Week Handbook Subcommittee to govern the implementation and administration of the 12-month Alternate Work Week Pilot Program, and authorizing temporary override of conflicting personnel policies for the duration of the pilot program; and establishing an effective date.

ASSIGNED RESOLUTION NO. 25-2163

- J. ID 25-2193 Consider approval of an ordinance of the City of Denton amending policy no. 407.01 "Centralized Purchasing" as a finance policy for the organization and including it in the city of Denton policies and procedures; delegating authority for solicitation criteria, binding the City to contracts, negotiating contracts, awarding contracts, and to

administratively update the procurement manual; providing for a repealer; and declaring an effective date.

ASSIGNED ORDINANCE NO. 25-2193

- K. ID 25-2254 Consider adoption of an ordinance of the City of Denton, Texas, authorizing contracts setting the terms for each of the five Assistant Judges appointed on November 18, 2025, for the City of Denton Municipal Court of Record for a two (2) year term beginning December 31, 2025, and ending December 30, 2027; authorizing the Mayor to execute said contracts; authorizing the expenditure of funds; and declaring an effective date.

ASSIGNED ORDINANCE NO. 25-2254

- L. ID 25-2212 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 Lockwood, Andrews & Newnam, Inc., for engineering services for the Lift Station Rehabilitation Project for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8213-011 - Professional Services Agreement for engineering services awarded to Lockwood, Andrews & Newnam, Inc., in the not-to-exceed amount of \$735,520.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2212

- M. ID 25-2214 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 WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, for construction inspection services of the construction of Landfill Cell 6 for the Solid Waste and Recycling Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-012 - Professional Services Agreement for construction inspection services awarded to WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, in the not-to-exceed amount of \$156,265.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2214

- N. ID 25-2218 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 T.H. Glennon Co., Inc., for the purchase of mulch colorant for the Beneficial Reuse Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8822 - awarded to T.H. Glennon Co., Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in the five (5) year not-to-exceed amount of \$150,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2218

- O. ID 25-2220 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 Tanner Industries, Inc., for the purchase of anhydrous ammonia for the Water Production Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823-1 - awarded to Tanner Industries, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$264,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2220

- P. ID 25-2225 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 Gage & Cade Construction, LLC, for the Home Chemicals and Recycling Center Improvements for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8845 - awarded to Gage & Cade Construction, LLC, in the not-to-exceed amount of \$614,738.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2225

- Q. ID 25-2227 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 Techline, Inc., through the Lower Colorado River Authority Contract No. 6941, for the acquisition of electric maintenance, repair, and construction inventory for Denton Municipal Electric to be stocked in the Warehouse and at Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (File 8947 - awarded to Techline, Inc., in the five (5) year not-to-exceed amount of \$6,000,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2227

- R. ID 25-2229 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 of switchgears for Denton Municipal Electric; and providing an effective date (File 8954 - awarded to Texas Electric Cooperatives, Inc., in the not-to-exceed amount of \$260,200.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

ASSIGNED ORDINANCE NO. 25-2229

- S. ID 25-2233 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 CentralSquare Technologies, LLC, for Enterprise Land Management (ELM) software for the Development Services Department, which is the sole provider of this software, 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 8924 - awarded to CentralSquare Technologies, LLC, in the five (5) year not-to-exceed amount of \$1,029,536.12).

ASSIGNED ORDINANCE NO. 25-2233

- T. ID 25-2234 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract To provide specialized crash-report monitoring and subrogation recovery services for a pilot program of the Human Resources Department with Peachtree Recovery Services, Inc. (Provider); authorizing the City Manager to take those actions necessary for city's performance under the contract; providing for the retention of a percentage by provider for amounts recovered through performance of the services; and providing an effective date (File 8939 - awarded to Peachtree Recovery Services, Inc., for a one (1) year term).

ASSIGNED ORDINANCE NO. 25-2234

- U. ID 25-2235 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 Alternative Claims Management, LLC (Provider), to provide specialized subrogation recovery services for Risk Management as a pilot program for the Human Resources Department; authorizing the City Manager to take those actions necessary for city's performance under the contract; providing for the retention of a percentage by provider for amounts recovered through performance of the services; and providing an effective date (File 8940 - awarded to Alternative Claims Management, LLC, for a one (1) year term).

ASSIGNED ORDINANCE NO. 25-2235

- V. ID 25-2236 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 CivicPlus, LLC, for continued support of the recreation software used for the Parks and Recreation Department, which is the sole provider of this software, 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 8941 - awarded to CivicPlus, 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 \$350,899.73).

ASSIGNED ORDINANCE NO. 25-2236

- X. ID 25-2121 Consider adoption of an ordinance of the City of Denton, authorizing the City Manager, or designee, to execute and authorize the expenditure of funds for a total not to exceed \$109,693.47 for the overage cost of a City's traffic signal equipment at the

intersection of Western Boulevard at Jim Christal Road in the City of Denton, Denton County, Texas between the City of Denton and the Texas Department of Transportation ("TxDOT"); confirming expenditure; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2121

PULLED FROM CONSENT FOR INDIVIDUAL CONSIDERATION

- E. ID 25-2186 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 21 concrete street pours, 32 foundation pours, concrete pumps, and generators to run pumps and lights related to construction of a new multifamily development located at 3855 Hudsonwood Rd; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 3:00 a.m. to 7:00 a.m., with sound not to exceed 70 decibels; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2186

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

The item was not presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Following discussion, Council Member Jester moved to approve the item with the caveat, to be received in writing from the applicant, to only utilize the noise exception in the areas toward the multifamily units. Motion seconded, with the exception noted, by Council Member Holland.

Motion carried.

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

NAYS (1): Council Member Beck

- W. ID 25-2244 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 Mustang Apparel, Inc. dba Incentive Brands, for workwear for various City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8926 - awarded to Mustang Apparel, Inc. dba Incentive Brands, 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 \$3,500,000.00).

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

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Following discussion, Mayor Hudspeth moved to reject all bids and to send the RFP out again.
Motion seconded by Council Member Holland.

Motion carried.

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

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

7. PUBLIC HEARINGS

- A. HL25-0002b Hold a public hearing and consider adoption of an ordinance of the City of Denton designating the property located at 3316 Roselawn Drive, being part of Abstract Number 521, Tract 15 and 16 of the Asa Hickman Survey, a Historic Landmark under Section 2.9.4 of the Denton Development Code; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Historic Landmark Commission voted [4-0] to recommend approval of the request. Motion for approval by Commissioner Sherman and second by Commissioner Black. The Planning and Zoning Commission voted [7-0] to recommend approval of the request. Motion for approval by Commissioner McDuff and second by Commissioner Garland. (HL25-0002b, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

ASSIGNED ORDINANCE NO. HL25-0002b

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, Mayor Pro Tem Rumohr 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

Council Member McGee left the meeting at 7:12 pm.

Council Member McGee returned to the meeting at 7:20 pm.

- B. S25-0010a 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 Group Home use

on approximately 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Garland and second by Commissioner McDade. (S25-0010a, Joyful Journey Group Home, Ashley Ekstedt)

ASSIGNED ORDINANCE NO. S25-0010a

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 Beck 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

C. DCA25-0002a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; amendments include but are not limited to Subsection 5.3.1D, Maximum Persons Occupying a Dwelling, and Section 9.2, Definitions, related to the term "family" and bedroom and the number of unrelated persons occupying a dwelling unit; Table 5.2.A, Table of Allowed Uses, Subsection 5.4.4A, Home-Based Occupations, and Section 9.2, Definitions, related to the term "home occupations" and home-based business regulations; Table 2.2-A, Summary of Development Review Procedures, Section 2.4, Common Review Procedures, Section 2.5, Development Permits and Procedures, Section 2.7, Plan and DDC Amendments, Section 2.8, Flexibility and Relief Procedures, related to public notice requirements and protest procedures; 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 Ketchersid and second by Commissioner Garland. (DCA25-0002c, Legislative Updates, Julie Wyatt)

ASSIGNED ORDINANCE NO. DCA25-0002a

This item related to Individual Consideration item 9B (ID DCA25-0002c) to be considered later in the day.

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 Beck.

Motion carried.

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

NAYS (1): Council Member McGee

- D. MPC25-0001a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 19.677-acres from Master Planned Community (MPC) Zoning District to Master Planned Community with a Base Zoning District of Mixed-Use Regional (MR) and make corresponding amendments to the Hunter Ranch MPC Development Map and related exhibits to expand the boundaries of the district to include the additional approximately 19.677-acre site for a total of approximately 3,187.40-acre tract of land within the Hunter Ranch MPC, generally located west of John Paine Road, approximately 2,200 feet of north of I-35W, in the City of Denton, Denton County, Texas; Adopting an amendment to the Hunter Ranch master planned community development plan 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 was made by Commissioner Dyer and seconded by Commissioner Ketchersid. (MPC25-0001a, Hunter Ranch, Cameron Robertson)

ASSIGNED ORDINANCE NO. MPC25-0001a

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 Byrd.

Motion carried unanimously.

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

NAYS (0): None

8. ITEMS FOR INDIVIDUAL CONSIDERATION - CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

- A. ID 25-2035 Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of approximately 10.416-acres of land, and a 1.283-acres temporary construction easement located east of Hinkle Drive, north of West University Drive, situated in the Robert Beaumont Survey, abstract No. 31, all in the city and county of Denton, Texas, and more particularly described in the attached exhibit(s) "A" (collectively, the "Property Interest(s)"); authorizing the City Manager and City Attorney, to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2035

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

The item was presented and discussion followed.

Following discussion, Council Member Beck moved that the City of Denton, after having made the offers required by state law, use the power of eminent domain, if needed, to acquire fee simple and temporary construction easement interests generally located east of Hinkle Drive and north of West University Drive, situated in the Robert Beaumont Survey, Abstract No. 31, all in the City and County of Denton, Texas and more particularly described in Exhibit "A" to the ordinance now under consideration and on the screen to be displayed to the audience, all of which are for a valid public use necessary for the installation and continued maintenance of a regional detention pond to alleviate flooding and to reduce the floodplain as part of the Neighborhood 5B & Oakland Drainage Project needed to serve the citizens of the City of Denton; and that the first record vote taken on this ordinance applies to all units of property to be condemned.

Each page of Exhibit A of the proposed ordinance was shown on screen prior to a second to the motion being called. Motion seconded by Mayor Pro Tem Rumohr.

Motion carried unanimously.

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

NAYS (0): None

- B. ID 25-2276 Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of a permanent wastewater easement and a temporary construction easement generally located north of U.S. Highway 380 (University

Drive), and west of Masch Branch Road, situated in the Seferino Huizar Survey, Abstract No. 514, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" (collectively, the "Property Interests"); authorizing the City Manager and the City Attorney to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the Property Interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2276

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

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Rumohr moved that the City of Denton, after having made the offers required by state law, use the power of eminent domain, if needed, to acquire a permanent wastewater easement and a temporary construction easement generally located north of U.S. Highway 380 (University Drive), and west of Masch Branch Road, situated in the Seferino Huizar Survey, Abstract No. 514, all in the City and County of Denton, Texas, and more particularly described in Exhibit "A" to the ordinance now under consideration and on the screen to be displayed to the audience, all of which are for a valid public use necessary for wastewater installation to complete the City's wastewater masterplan as part of the North Masch Branch Sewer Line Project needed to serve the public and citizens of the City of Denton; and that the first record vote taken on this ordinance applies to all units of property to be condemned.

Each page of Exhibit A of the proposed ordinance was shown on screen prior to a second to the motion being called. 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

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 25-2101 Consider adoption of an ordinance of the City of Denton authorizing the execution of a Second Amendment to Hunter Ranch Project Agreement relative to the inclusion of land into the agreement and clarifying the binding obligations as it relates to the developer and future developers and other related matters; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2101

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

The item was presented and no discussion followed.

Following discussion, Council Member Jester 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

- B. DCA25-0002c Consider adoption of an ordinance of the City of Denton, Texas, amending Chapter 17 "Property Maintenance", Article I "In General", Section 17-2 "Definitions", of the Code of Ordinances of the City of Denton, to revise definitions related to dwelling occupancy; amending Chapter 17, Article XIII "Minimum Building Standards", Division 2 "Minimum Standards", Section 17-159 "Occupancy Limitations" of the Code of Ordinances of the City of Denton, to revise Overcrowding Standards; Chapter 2 "Administration", Article II, "Administrative Organization", Section 2-29 "City Council Rules of Procedure" of the Code of Ordinances of the City of Denton, to revise written protest procedures; providing a repealer clause; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date. (DCA25-0002c, Legislative Updates, Julie Wyatt)

ASSIGNED ORDINANCE NO. DCA25-0002a

This item related to Public Hearing item 7C (ID DCA25-0002a) considered earlier in the day.

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

The item was presented and discussion followed.

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

Motion carried unanimously.

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

NAYS (0): None

- C. ID 25-1871 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 Novartis Gene Therapies, Inc., 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 \$894,688; authorizing the city manager to take action to facilitate the remediation of property in furtherance of said agreement; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

ASSIGNED ORDINANCE NO. 25-1871

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

The item was presented and discussion followed.

Citizen comments received are noted on Exhibit A.

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

Motion carried unanimously.

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

NAYS (0): None

D. ID 25-1872 Consider adoption of an ordinance of the City of Denton approving a tax abatement agreement with Novartis Gene Therapies, Inc. setting forth all the required terms of the tax abatement agreement in accordance with the terms of Chapter 312 of the Texas Tax Code; setting forth the various conditions to Novartis Gene Therapies, Inc. receiving the tax abatement; providing for a severability clause; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

ASSIGNED ORDINANCE NO. 25-1872

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

The item was not presented and discussion followed.

Following discussion, Council Member Jester 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

10. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:19 p.m.



GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS



INGRID REX
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: JANUARY 13, 2026

EXHIBIT A - December 16, 2025 City Council Regular Meeting

Speaker Commentaries/Registrations Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Marcelle Huffman	11620 Airway Blvd	Roanoke, 76262	S25-0010A	Support	In person	Owner of A Joyful Journey Assisted Living answered questions from Council
Craig Jones	2707 Navajo Rd	Corinth, 76210	25-2244	Oppose	In person	Supplier in opposition of bid results
Andrew Pieper	3000 Turtle Creek Blvd.	Dallas, 75219	MPC25-0001	Support	In person	Applicant answered questions
Mike Falleroni	134 Westbury Dr	Venetia, PA 15367	25-1871 and 25-1872	Support	In person	Applicant spoke briefly
Jerry Hudson	11744 Wax Myrtle Trl	Fort Worth, 76108	25-1871 and 25-1872	Support	In person	Applicant spoke briefly