CITY OF DENTON CITY COUNCIL MINUTES
February 3, 2026

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 3 2026, at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

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 Beck: Items 3E and 3F

3. Work Session Reports

A. ID 25-2195 Receive a report, hold a discussion, and give staff direction regarding a future fire station in the southwestern portion of the city. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was for Option 2, to design/construct a permanent fire station.

B. ID 25-1724 Receive a report, hold a discussion, and give staff direction regarding updates to the Cross-Connection Control and Backflow Prevention Ordinance. [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 25-2042 Receive a report, hold a discussion, and give staff direction regarding the proposed bylaws of the Discover Denton Destination Marketing Organization. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to accept the bylaws of Discover Denton as proposed with Council Member Jester's request that the Chair be allowed to be an ex-officio member of the City's Nominating Committee.

D. ID 26-0025 Receive a report, hold a discussion, and give staff direction regarding a building lease with the Denton City Federation of Woman's Clubs. [Estimated Presentation/ Discussion Time: 30 minutes]

Council Member Jester had a conflict of interest and left the Work Session Room.

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 3:40 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:42 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 26-0089 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consulting with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to certain real property interests located at 610 Oakland Street in the City of Denton, Denton County, Texas where a public deliberation would have a detrimental effect on the City's position in negotiations with third parties. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.

DELIBERATED

The closed meeting started at 3:42 p.m. and ended at 5:00 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, February 3, 2026, at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Pro Tem Suzi Rumohr, Council Members Brian Beck, Vicki Byrd, Joe Holland, Brandon Chase McGee and Jill Jester.

ABSENT: Mayor Gerard Hudspeth

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

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

1) Scheduled Citizen Reports from Members of the Public

A. ID 26-0024 Ms. Mary Wright regarding no mow zone on Cooper Creek.
PRESENTED

B. ID 26-0032 Ms. Grace Hanson regarding ICE in our community.
PRESENTED

C. ID 26-0095 Ms. June Cooke regarding flock camera use and surveillance.
PRESENTED

(2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted on Exhibit A.

3. CONSENT AGENDA

The Consent Agenda consisted of Items 3.A – O. During the Work Session held earlier in the day, items 3.E and 3.F were pulled for Individual Consideration by Council Member Beck.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 3.A - D and 3.G - O. Motion seconded by Council Member McGee.

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

A. ID 26-0022 Consider approval of the minutes of the January 13, 2026 Special Called Meeting.
APPROVED

B. ID 25-2267 Consider approval of a resolution of the City of Denton reaffirming the name of the Juneteenth Softball Tournament; and providing an effective date. The Parks, Recreation and Beautification Board voted to recommend adoption (5-0).
ASSIGNED RESOLUTION NO. 25-2267

C. ID 26-2392 Consider adoption of an ordinance of the City of Denton granting Girls Who Run DFW., a noise exception for the Girls Who Run DFW event on Sunday, February 8, 2026, from 6:00 a.m. to 10:15 a.m. at North Lakes Park; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-2392

D. ID 26-2418 Consider approval of a resolution appointing Kyle Pedigo to serve as the City's representative on the Board of Directors of the Upper Trinity Regional Water District; replacing the City's current representative; and providing an effective date.
ASSIGNED RESOLUTION NO. 26-2418

G. ID 26-0088 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 Allegiance Hillview, L.P. for the reimbursement of roadway impact fees and allocation of credits associated with the construction of Heritage Trail in the Rayzor Ranch East subdivision; providing for the expenditure of funds in the amount of $1,174,766.11 and establishing remaining credits in the amount of $240,764.24; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0088

H. ID 26-2442 Consider nominations and reappointments to the City of Denton Economic Development Partnership Board.
APPROVED

APPOINTMENTS LISTED ON EXHIBIT B

I. ID 25-2362 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 Stryker Sales, LLC, through the Sourcewell Cooperative Purchasing Network Contract No. 041823, for the purchase of ProCare maintenance and repair services for Stryker medical equipment

for the Fire Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8967 - awarded to Stryker Sales, LLC, in the five (5) year not-to-exceed amount of $1,006,341.00).
ASSIGNED ORDINANCE NO. 25-2362

J. ID 26-0004 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 Clean Harbors Environmental Services, Inc., for household hazardous waste disposal for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8882 - awarded to Clean Harbors Environmental Services, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $400,000.00).
ASSIGNED ORDINANCE NO. 26-0004

K. ID 26-0005 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 No. DIR-CPO-5687, for Procore project management software for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (File 8984 - awarded to Carahsoft Technology Corporation, 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 $1,849,300.05).
ASSIGNED ORDINANCE NO. 26-0005

L. ID 26-0006 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 Mustang Apparel, Inc. dba Incentive Brands through July 28, 2026, for workwear for various departments; and declaring an effective date (RFP 7315 - extending a contract with Mustang Apparel, Inc. dba Incentive Brands, to July 28, 2026).
ASSIGNED ORDINANCE NO. 26-0006

M. ID 26-0007 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 DiVal Safety Equipment, Inc., amending the contract approved by City Council on March 5, 2024, in the not-to-exceed amount of $600,000.00; said first amendment to continue to purchase self-contained breathing apparatus (SCBA) for the Fire Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8432 - providing for an additional first amendment expenditure amount not-to-exceed $150,000.00, with the total contract amount not-to-exceed $750,000.00).
ASSIGNED ORDINANCE NO. 26-0007

N. ID 26-0009 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 Rene' Bates Auctioneers, Inc., for the management of auction services to the City of Denton for the Warehouse Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8949 - awarded to Rene' Bates Auctioneers, Inc., for a three (3) year term, with the option for two (2) additional one (1) year extensions).
ASSIGNED ORDINANCE NO. 26-0009

O. ID 26-0010 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to utilize a contract through the City of Midlothian Contract No. 2025-28, as awarded through City of Midlothian Ordinance No. 2025-402, for the purchase of Emergency Medical Services (EMS) for the City of Denton Fire Department; providing for the expenditure of funds therefor; and providing an effective date (File 8999 - awarded to Bound Tree Medical, LLC, as primary vendor, and Life-Assist Incorporated, as the secondary vendor, 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 $2,130,278.00).
ASSIGNED ORDINANCE NO. 26-0010

ITEMS PULLED FOR INDIVIDUAL CLARIFICATION

E. ID 25-2367 Consider adoption of an ordinance of the City of Denton granting Balfour Beatty 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 29 concrete parking lot, foundation, and Insulated Concrete Form (ICF) wall pours, which utilizes concrete pumps, generators, and lights related to the construction of a new elementary school located at 2525 Yellowstone Pl; 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 95 decibels; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-2367

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Byrd, Holland, Jester, and McGee
NAYS (1): Council Member Beck
ABSENT (1): Mayor Hudspeth

F. ID 26-2441 Consider adoption of an ordinance of the City of Denton granting approval of a wastewater easement for the public and conveyance of a temporary construction easement to Dentex Land, Cattle, and Energy, LP for construction of wastewater improvements being located within City of Denton Parkland known as Sagebrook Park, providing for the

consideration of Seven Thousand, Two Hundred, Six Dollars and 00/100 Dollars ($7,206.00) for such easements; providing for severability and an effective date.
ASSIGNED ORDINANCE NO. 26-2441

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Byrd, Holland, Jester, and McGee
NAYS (1): Council Member Beck
ABSENT (1): Mayor Hudspeth

4. PUBLIC HEARINGS

A. ID 25-1975 Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Design Criteria Manual; authorizing the City Manager to execute stormwater facility maintenance agreements; and providing for severability, a savings clause and an effective date.
ASSIGNED ORDINANCE NO. 25-1975

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

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

B. ID 25-2371 Hold a Public Hearing and consider approval of a resolution of the City of Denton supporting Palladium Fallmeadow Denton, Ltd.'s 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Palladium Denton West Living apartments to provide affordable rental housing; committing to provide fee reductions in an amount of $500.00; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-2371

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

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

C. Z25-0014b 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 Rural Residential (RR) District and Residential 2 (R2) District to Mixed-Use Regional (MR) District on approximately 16.524 acres of land generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive; adopting an amendment to the City's Official Zoning Map; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (5-1) to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner McDuff. (Z25-0014b, Hickory Grove Multifamily, Mia Hines)
ASSIGNED ORDINANCE NO. Z25-0014b

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 carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Byrd, Holland, Jester, and McGee
NAYS (1): Council Members Beck
ABSENT (1): Mayor Hudspeth

5. ITEMS FOR INDIVIDUAL CONSIDERATION

Items A. ID 25-2265 and B. ID 25-2266 were collectively read into the record, presented, and discussed, but voted on individually.

A. ID 25-2265 Consider approval of a resolution of the City of Denton renaming the Civic Center (321 E. McKinney St.) to the Quakertown Civic Center; and providing an effective date. The Parks, Recreation and Beautification Board voted to recommend adoption (5-0).
ASSIGNED RESOLUTION NO. 25-2265

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

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

B. ID 25-2266 Consider approval of a resolution of the City of Denton naming the Day Labor Site (301 Fort Worth Dr.) to the Popo González Day Labor Site; and providing an effective date. The Parks, Recreation and Beautification Board voted to recommend adoption (5-0).
ASSIGNED RESOLUTION NO. 25-2266

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

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

C. ID 26-0008 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 RSVP Services, LLC, for comprehensive veterinary services for the Linda McNatt Animal Care and Adoption Center; providing for the expenditure of funds therefor; and providing an effective

date (RFP 8942 - awarded to RSVP 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 of $9,000,000.00).

ASSIGNED ORDINANCE NO. 26-0008

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

The item was presented, and discussion followed.

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

Motion carried.

AYES (6): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None
ABSENT (1): Mayor Hudspeth

6. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 7:57 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

INGRID REX
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: 17 FEBRUARY 2026

EXHIBIT A - February 3, 2026 City Council Regular Meeting

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Mark Reding	407 Ft. Worth Dr	Denton	Open Mic	n/a	In-Person	Comments regarding utility billing issue
Danna Zoltner	610 Emery	Denton	Open Mic	n/a	In-Person	Comments regarding ADU building guidelines
Frances Punch	2002 Wisterra St	Denton	25-2265	Support	In-Person	Spoke in support
Zelinda Alexander Pegram	1501 Val Verde Ct	Denton	25-2265	Support	In-Person	Spoke in support
Reginald Hill	PO Box 1764	Denton	25-2265	Support	In-Person	Present, did not wish to speak
L Awtrey	210 Stroud St	Denton	25-2266	Oppose	In-Person	Spoke in opposition

BOARDS & COMMISSIONS - NOMINATIONS
February 3, 2026 (EXHIBIT B)

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	TERM INFO	TERM DATES	STATUS; SPECIFIC REQUIREMENT/ QUALIFICATION
Economic Development Partnership Board	N/A	CC nominating committee	Lucy Hedari	NEW	Unexpired term Oct 1, 2025 - Sept 30, 2026	Top 20 Taxpayer
Economic Development Partnership Board	N/A	CC nominating committee	Kimberly Garza Turner	NEW	N/A	UNT President/Designee
Economic Development Partnership Board	N/A	CC nominating committee	Aimee Bissett	Reappointed to a 2nd term	Oct 1, 2025 - Sept 30, 2027	Denton Chamber Board - Director
Economic Development Partnership Board	N/A	CC nominating committee	Brian Danhof	Reappointed to a 2nd term	Oct 1, 2025 - Sept 30, 2027	Top 20 Taxpayer
Economic Development Partnership Board	N/A	CC nominating committee	Clyde Rick Woolfolk	Reappointed to a 2nd term	Oct 1, 2025 - Sept 30, 2027	Aviation
Economic Development Partnership Board	N/A	CC nominating committee	Kerry Goree	Reappointed to a 3rd term	Oct 1, 2025 - Sept 30, 2027	Denton Black Chamber of Commerce