CITY OF DENTON CITY COUNCIL MINUTES
March 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, March 3, 2026, at 4:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Mayor Gerard Hudspeth and Council Member Brandon Chase McGee

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

The posted agenda noted the registration process for public participation (virtual and in-person) at this meeting. There were no online eComments received for 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 Mayor Pro Tem Rumohr: Item 3.E (26-0189)

3. Work Session Reports

A. ID 25-2294 Receive a report, hold a discussion, and give staff direction regarding the use and potential disposal of real property tracts owned by the City of Denton.

The item was presented, and discussion followed.

Following discussion, City Council consensus was to move forward with staff recommendations.

The work session ended at 4:15 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 4:20 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

Closed meeting items are shown in the order they were deliberated.

C. ID 26-0314 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys regarding petitions for streamlined expedited release from the City's Certificates of Convenience and Necessity (PUC Docket Nos. 58460 and 58462), 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 Rules of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position.
DELIBERATED

A. ID 26-0261 Deliberations regarding Real Property - Under Texas Government Code, Section 551.072. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the City real property inventory and the identification and potential sale of City surplus real property, where a public deliberation of such potential sales would have a detrimental effect on the City's position in negotiations with third parties.
DELIBERATED

B. ID 26-2410 Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff regarding an update to the Denton Municipal Electric Energy Risk Management Policy that includes public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding legal issues associated with the above matter where a 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 Rules of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative proceeding or potential litigation. This agenda item is related to Consent Agenda item ID 26-2406 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.
NOT DELIBERATED

The closed meeting started at 4:20 p.m. and ended at 4:42 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, March 3, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Mayor Gerard Hudspeth and Council Member Brandon Chase McGee

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

The posted agenda noted the registration process for public participation (virtual and in-person) at this meeting. There were no online eComments received for 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 26-0276 Ms. Tracy Duckworth regarding homelessness.
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-L. During the Work Session held earlier in the day, Item 3.E was pulled for Individual Consideration by Mayor Pro Tem Rumohr.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 3.A-D, and 3. F-L. Motion seconded by Council Member Jester.

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

A. ID 26-0193 Consider approval of an Ordinance of the City Council appointing Cassey Ogden as Interim City Manager; entering an agreement with the Interim City Manager that sets forth the terms of the appointment including provisions regarding compensation, severance and duration; authorizing the Mayor to execute the agreement; authorizing the expenditure of funds and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0193

B. ID 26-0236 Consider appointments to the Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Board of Directors.
APPROVED
APPOINTMENTS LISTED ON EXHIBIT B

C. ID 26-2406 Consider adoption of an ordinance of the City of Denton repealing ordinance No. 24-2027; approving the 2026 Denton Municipal Electric - Energy Risk Management Policy (the "2026 ERMP"); delegating authority as provided in the 2026 ERMP; authorizing and approving the subsequent execution of such other ancillary and related documents, including, without limitation, contracts, nominations, certificates, assignments, licenses, directions, instruments, confirmations, orders, and statements as are authorized by the 2026 ERMP, which are incident to or related thereto; confirming that the city of Denton, its mayor, its city council members, its city manager, its city attorney, and its city secretary are authorized to perform such acts and obligations as are reasonably required to consummate those future transactions which are provided for and authorized by the 2026 ERMP; finding that the purchase of electricity, natural gas, and related commodities and instruments are exempt from the requirements of competitive bidding; finding that the purchase of electricity, natural gas, and related commodities and instruments made by the city under the terms of the 2026 ERMP are in the public welfare of the citizens and electric ratepayers of the city; authorizing the expenditure of funds therefor; and, providing an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 26-2406

D. ID 26-0216 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Interlocal Cooperation Agreement with Denton County, Texas for the City to provide utility relocations, inspections, and construction of a signal and roadway improvements along areas of Robson Ranch Road from IH 35 West to Cleveland Gibbs/Ed Robson Blvd in which the county agrees to reimburse the City an amount which shall not exceed $5,800,000.00; providing a repealer; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0216

F. ID 26-0233 Consider the adoption of an ordinance of the City of Denton granting Boil Buddies Bash Denton Mudbug., a noise exception for the Boil Buddies Bash Denton Mudbug event on Saturday, April 11, 2026, from 12:00 p.m. to 7:00 p.m. at Lucky Lou's; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0233

G. ID 26-0234 Consider the adoption of an ordinance of the City of Denton granting Fry Street Fair, a noise exception for the Fry Street Fair event on Friday, April 24, 2026, from 4:00 p.m. to 10:00 p.m., Saturday, April 25, 2026, from 12:00 p.m. to 10:00 p.m. and Sunday, April 26, 2026, from 12:00 p.m. to 10:00 p.m. at 109 Avenue A., Denton, TX; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0234

H. ID 26-0239 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 HDR Engineering, Inc., for the design of Western Boulevard from US 380 to Jim Christal Road as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8377-012 - Professional Services Agreement for design services awarded to HDR Engineering, Inc., in the not-to-exceed amount of $588,451.00).
ASSIGNED ORDINANCE NO. 26-0239

I. ID 26-0240 Consider adopting an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8919 for Health Individual and Aggregate Stop Loss Insurance for the Human Resources Department; and providing an effective date (RFP 8919).
ASSIGNED ORDINANCE NO. 26-0240

J. ID 26-0241 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds and authorizing the City Manager to execute a contract with United Healthcare Insurance Company, for Health Individual and Aggregate Stop Loss Insurance for the Human Resources Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8339 - for the one (1) year not-to-exceed amount of $5,811,278.00).
ASSIGNED ORDINANCE NO. 26-0241

K. ID 26-0242 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 A & C Construction, Inc., for the construction of the McKinney Sidewalk Audra to Loop 288 project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8790 - awarded to A & C Construction, Inc., in the not-to-exceed amount of $1,192,800.00).
ASSIGNED ORDINANCE NO. 26-0242

L. ID 26-0243 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to approve a pre-qualified professional services list of state-certified real estate appraisers for various City projects within the City of Denton for the Real Estate Department; and providing an effective date (RFQ 8955 - for a three (3) year term).
ASSIGNED ORDINANCE NO. 26-0243

ITEM PULLED FOR INDIVIDUAL CLARIFICATION

E. ID 26-0189 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Educational Experience agreement between the City of Denton and Texas Women's University (TWU) to provide facilities and opportunities at the Denton Senior Center to TWU students to support their acquisition of skills and knowledge related to their

chosen field of study or occupation; authorizing the City Manager to perform all obligations of the City under the agreement and providing an effective date.
ASSIGNED ORDINANCE NO. 26-0189

The item was pulled for Individual Consideration by Mayor Pro Tem Rumohr.

Mayor Pro Tem Rumohr recused herself from voting on this item due to a conflict of interest and appointed Council Member Holland to facilitate the motion and vote on this item in her absence.

Mayor Pro Tem Rumohr left the Council Chambers.

There were no online eComments received on this item.

The item was presented, and no discussion followed.

There were no in-person citizen comments.

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

Motion carried.

AYES (4): Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
RECUSED (1): Mayor Pro Tem Rumohr
ABSENT (2): Mayor Hudspeth and Council Member McGee

4. PUBLIC HEARINGS

A. DCC25-0007 Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Certificate of Design Consistency for a new two-story addition above the eastern portion of the structure facing S Austin Street and including modifications to the western and northern facades of the third floor of the existing structure facing S Locust Street and E Hickory Street at 101 S Locust Street, which is within the Denton Square Overlay Zoning District, and legally described as Parcels 1 and 2 of Block 8 of the Original Town of Denton, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing for severability, and establishing an effective date. (DCC25-0007, Wells Fargo Addition and Modifications, Cameron Robertson)
ASSIGNED ORDINANCE NO. DCC25-0007

There were no online eComments received on this item.

The item was presented and discussion followed.

The Mayor Pro Tem opened the public hearing.

In-person citizen comments received are noted on Exhibit A.

The Mayor Pro Tem closed the public hearing.

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

Motion carried.

AYES (4): Mayor Pro Tem Rumohr and Council Members Byrd, Holland and Jester
NAYS (1): Council Member Beck
ABSENT (2): Mayor Hudspeth and Council Member McGee

B. S25-0014a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a request for a Specific Use Permit (SUP) to allow for an Outdoor Storage use on approximately 4.95 acres of land, approximately located on the west side of Interstate Highway 35 West, 287 feet north of Metro Street and legally described as Lot 4, Block A Lattimore Industrial Park 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 (7-0) to recommend approval. Motion for approval by Commissioner McDuff and second by Commissioner Riggs. (S25-0014a, Bryce Van Arsdale)
ASSIGNED ORDINANCE NO. S25-0014a

There were no online eComments received on this item.

The item was presented and no discussion followed.

The Mayor Pro Tem opened the public hearing.

There were no in-person citizen comments.

The Mayor Pro Tem closed the public hearing.

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. HL25-0004a Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 3316 Roselawn Drive, located on the northeast corner of the intersection of Roselawn Drive and Roselawn Circle; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (7-0). (HL25-0004a, 3316 Roselawn Drive - Tax Exemption, Cameron Robertson)
ASSIGNED ORDINANCE NO. HLN25-0004a

There were no online eComments received on this item.

The item was presented and no discussion followed.

There were no in-person citizen comments.

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

B. OPA25-0001 Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute an Interlocal Agreement with Ponder Farms Municipal Utility District of Denton County for the oversizing costs related to the design and construction of a thirty (30") inch water line for Denton Water Utilities; providing for the expenditure of funds therefore in an amount not-to-exceed $2,261,212; and providing an effective date.
ASSIGNED ORDINANCE NO. OPA25-0001

There were no online eComments received on this item.

The item was presented and no discussion followed.

There were no in-person citizen comments.

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

C. ID 26-0238 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 Sundt Construction, Inc., for construction phase services for the Pecan Creek Water Reclamation Plant Expansion Project for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8289 - awarded to Sundt Construction, Inc., including the first Guaranteed Maximum Price in the partial not-to-exceed amount of $92,321,565.00). The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 26-0238

There were no online eComments received on this item.

The item was presented and discussion followed.

There were no in-person citizen comments.

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

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

D. ID 26-2430 Consider adoption of an ordinance of the City of Denton approving a Joint Election Agreement and Contract for Election Services with Denton County for joint election services for the May 2, 2026 Denton General Municipal Election being held for the purpose of electing Council Members to Places 5 and 6 and electing a Mayor to Place 7, and a Special Election for the purpose of electing Council Members to fill a vacancy for the unexpired term ending in May 2027 in District 1 and District 2; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-2430

There were no online eComments received on this item.

The item was presented and discussion followed.

There were no in-person citizen comments.

Following discussion, Council Member Holland moved to adopt the item as presented and to approve the staff's proposed 11 Early Voting and 10 Election Day polling locations. Motion seconded by Council Member Beck.

Motion carried.

AYES (5): Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, and Jester
NAYS (0): None
ABSENT (2): Mayor Hudspeth and Council Member McGee

6. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:10 p.m.

Suzi Rumohr

SUZI RUMOHR
MAYOR PRO TEM
CITY OF DENTON, TEXAS

Ingrid Rex

INGRID REX
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: 7 APRIL 2026

EXHIBIT A - March 3, 2026 City Council Regular Meeting

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Jennifer Lane	1526 Willowood St	Denton, 76205	Open Mic	n/a	In-Person	Comments related to Boards & Commissions
Danna Zoltner	610 Emery	Denton, 76201	Open Mic	n/a	In-Person	Comments related to ADU (Accessory Dwelling Unit) Ordinance
Manuel Villarreal	712 S. Elm St., #1105	Denton, 76201	Open Mic	n/a	In-Person	Comments related to Landlord/Tenant and Tx Fair Debt Collection Practices Act
Boris Munoz	3809 Arroyo Trl	Denton, 76208	DCC25-0007	Support	In-Person	Applicant representative gave presentation in support
Jonathan King	2916 Frontier Dr	Denton, 76210	DCC25-0007	Support	In-Person	Applicant gave comments in support
James Sawyer	2119 Kayewood Dr	Denton, 76209	DCC25-0007	Support	In-Person	Spoke in support
James Van Pelt	1610 Anna St	Denton, 76201	DCC25-0007	Support	In-Person	Spoke in support
Grace Smith	1705 Cordell St	Denton, 76201	DCC25-0007	Support	In-Person	Spoke in support
Bobbie Baldwin	2500 Lazy Dog Ln	Northlake, 76247	DCC25-0007	Oppose	In-Person	Spoke in opposition
Dylan Clark	311 El Paseo St	Denton, 76205	DCC25-0007	Support	In-Person	Spoke in support
Preston Klay Dodd	2730 Catoosa Ln	Corinth, 76210	DCC25-0007	Support	In-Person	Spoke in support
Christiana Davis	3417 Glen Crest Ln	Denton, 76208	DCC25-0007	Support	In-Person	Spoke in support
Brett Bachmann	2201 E Lamar Blvd	Arlington, 76006	S25-0014a	n/a	In-Person	Applicant representative available for questions - Did not speak

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

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATING CCM	NOMINEE	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Lucy Ana Hedari	NEW	1st term: Oct 1, 2024 - Sept 30, 2026	Top 20 Taxpayer
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Brian Danhof	1	2nd term: Oct 1, 2025 - Sept 30, 2027	Top 20 Taxpayer
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Aimee Bissett	1	2nd term: Oct 1, 2025 - Sept 30, 2027	Denton Chamber of Commerce Board Rep.
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Clyde Rick Woolfolk	1	2nd term: Oct 1, 2025 - Sept 30, 2027	Aviation
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	CC nominating committee	Kerry Goree	2	3rd term: Oct 1, 2025 - Sept 30, 2027	Black Chamber of Commerce
Tax Increment Reinvestment Zone No. 2 (Westpark)	N/A	City Council	Kimberly Garza Turner	NEW	N/A	UNT President/Designee