

CITY OF DENTON CITY COUNCIL MINUTES

June 2, 2026

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, June 2, 2026, at 2:00 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 Joe Holland, Jill Jester, Nick Stevens, and Jordan E. Villarreal.

ABSENT: Mayor Gerard Hudspeth, Brandon Chase McGee

Also present were Interim City Manager Cassey Ogden 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: None

- o None

- Pulled For Individual Consideration:

- o Council Member Holland: Item 26-0840, 26-0880, 26-0882

- Pulled From Agenda - no vote:

- o Mayor Pro Tem: Item 25-0531 and 26-0820

3. Work Session Reports

- A. ID 26-0825 Receive a report, hold a discussion, and give staff direction regarding the Regional Transportation Council's role as the policy-making body of the Metropolitan Planning Organization and relationship with the North Central Texas Council of Governments. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

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

- B. ID 26-0777 Receive a report, hold a discussion, and give staff direction regarding homelessness initiatives. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed. The Mayor Pro Tem invited the following community partners to provide an update: Gary Henderson, United Way and Wendy McGee, Our Daily Bread

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

- C. ID 26-0624 Receive a report, hold a discussion, and give staff direction on pending City Council requests for:
- 1) AI Data Facility Application Process
 - 2) Denton Firemen's Relief and Retirement Fund
- [Estimated Presentation/Discussion Time: 30 minutes]

ID 26-0624 1) AI Data Facility Application Process
o Consensus for an Informal Staff Report (ISR).

2) Denton Firemen's Relief and Retirement Fund
o Consensus for an Informal Staff Report (ISR).

The work session ended at 3:29 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:29 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:
 - A. ID 26-0839 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 22-8751-431 styled Jesus Manuel Rodriguez-Rivera v. City of Denton pending in the 431st Judicial District Court, Denton County, Texas; 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation. This agenda item is related to Consent Agenda item ID 26-0840 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.

DELIBERATED

The item related to Consent Agenda Item 3.L 26-0840 scheduled for consideration at the Regular Meeting to follow.

Council Member McGee arrived.

- B. ID 26-0879 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 25-8435-431 styled "Breanna Leann Nix, Individually and as Next Friend to E.N., a Minor v. City of Denton" pending in the 431st District Court, Denton County, Texas; 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation. This agenda item is related to Consent Agenda item ID 26-0880 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.

DELIBERATED

The item related to Consent Agenda Item 3.M 26-0880 scheduled for consideration at the Regular Meeting to follow.

- C. ID 26-0881 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 26-4524-367 styled "State Farm Mutual Automobile Insurance Company as Subrogee of Flow Electric, LLC v. City of Denton" pending in the 367th Judicial District Court, Denton County, Texas; 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation. This agenda item is related to Consent Agenda item ID 26-0882 and will be a placeholder if Council members have questions requiring confidential discussion as allowed by law.

DELIBERATED

The item related to Consent Agenda Item 3.N 26-0882 scheduled for consideration at the Regular Meeting to follow.

The closed meeting started at 3:29 p.m. and ended at 3:57 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, June 2, 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, Council Members Joe Holland, Jill Jester, Brandon Chase McGee, Nick Stevens, and Jordan E. Villarreal.

ABSENT: Mayor Gerard Hudspeth

Also present were Interim City Manager Cassey Ogden and City Attorney Mack Reinwand.

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 26-0872 Prudence Sanchez regarding SED district overlay and mowing lane.
NOT PRESENTED

- B. ID 26-0873 Alfredo Sanchez regarding SED district overlay and mowing lane.
NOT PRESENTED

2) Additional Citizen Reports (Open Microphone)

None

3. CONSENT AGENDA

The Consent Agenda consisted of Items 3. (A-E, H-O). During the Work Session held earlier in the day, Items 25-1531 and 26-0820 were pulled from consideration.

Items 3.L (26-0840), 3.M (26-0880), 3.N (26-0882) pulled for Individual Consideration during the Work Session by Council Member Holland were added back to the consent agenda prior to the Regular Meeting.

Council Member Villarreal moved to adopt the Consent Agenda except for Items 25-1531 and 26-0820. Motion seconded by Council Member Stevens.

Motion carried

YES (6): Mayor Pro Tem Rumohr and Council Members Holland, Jester, McGee, Stevens, and Villarreal

NAYS (0): None

ABSENT (1): Mayor Hudspeth

- A. ID 26-0039 Consider approval of the minutes of the April 21 and May 5, 2026 Regular Meetings, and the May 12, 2026 Special Called Canvassing Meeting.
APPROVED

- B. ID 26-0866 Consider a nomination/appointment to the City of Denton Community Services Advisory Committee.
APPROVED
APPOINTMENTS LISTED ON EXHIBIT A

- C. ID 26-0867 Consider a nomination/appointment to the City of Denton Parks, Recreation & Beautification Board.

APPROVED

APPOINTMENTS LISTED ON EXHIBIT A

- D. ID 26-0877 Consider a nomination/appointment to the City of Denton Committee on Persons with Disabilities.

APPROVED

APPOINTMENTS LISTED ON EXHIBIT A

- E. ID 26-0782 Consider adoption of an ordinance providing for acceptance of eligible 212.172 non-annexation agreement(s) for properties that do not have an agricultural, wildlife management or timberland ad valorem tax exemption within an area of land adjacent to and abutting the existing city limits of the City of Denton, Texas, generally identified as part of DH-12, consisting of approximately 12.57 acres of land, generally located on the north side of Mills Road, approximately 2,018 feet east of North Mayhill Road; providing for severability; and providing an effective date. (ID 26-0782, Buckley)

ASSIGNED ORDINANCE NO. 26-0782

- F. ID 25-1531 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 Denton Affordable Housing Corporation to provide HOME Investment Partnership Program funds for the new construction of three (3) homebuyer units located at 418 Robertson St., Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$424,878.41; and providing an effective date.

NOT CONSIDERED

- G. ID 26-0820 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 for operating expenses; authorizing the expenditure of HOME Investment Partnership funds not to exceed \$46,711.59 and providing an effective date.

NOT CONSIDERED

- H. ID 26-0821 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 for traffic and transportation related services for various transportation services, traffic engineering and planning, traffic signal, intelligent transportation systems, roadway design, illumination, and capital improvement projects within the City of Denton for the Traffic Department; and providing an effective date (RFQ 8962 - for a two (2) year, with the option for one (1) additional one (1) year extension, in the total three (3) year term).

ASSIGNED ORDINANCE NO. 26-0821

- I. ID 26-0822 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 for project management services for various vertical construction projects within the City of Denton for the Capital Projects Department; and providing an effective date (RFQ 9002 - for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year term).

ASSIGNED ORDINANCE NO. 26-0822

- J. ID 26-0871 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 Hilltop Securities Asset Management, LLC, for investment advisory services for the City through the Finance Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 9020 - awarded to Hilltop Securities Asset Management, LLC, for two (2) years, with the option for one (1) additional two (2) year extension, in the total four (4) year not-to-exceed amount of \$300,000.00).

ASSIGNED ORDINANCE NO. 26-0871

- K. ID 26-0451 Consider adoption of an ordinance of the City of Denton establishing classifications and positions in the Denton Fire Department; creating and eliminating certain positions; repealing Ordinance No. 25-047 relating to establishing the classifications and prescribing the number of positions in each classification for the Denton Fire Department; providing repealer, cumulative, and severability clauses; and declaring an effective date.

ASSIGNED ORDINANCE NO. 26-0451

- L. ID 26-0840 Consider adoption of an ordinance of the City of Denton approving a Settlement Agreement and Release implementing the terms of the settlement in litigation styled "Jesus Manuel Rodriguez-Rivera v. City of Denton" Cause No. 22-8751-431 pending in the 431st Judicial District Court, Denton County, Texas; and directing the City Manager or designee and the City's attorneys to effectuate as necessary and appropriate the terms of a Settlement Agreement and Release to effectuate this approval; and declaring an effective date.

ASSIGNED ORDINANCE NO. 26-0840

- M. ID 26-0880 Consider adoption of an ordinance of the City of Denton approving a Settlement Agreement and Release implementing the terms of the settlement in litigation styled "Breanna Leann Nix, Individually and as Next Friend to E.N., a Minor v. City of Denton" Cause No. 25-8435-431 pending in the 431st Judicial District Court, Denton County, Texas; and directing the City Manager or designee and the City's attorneys to effectuate as necessary and appropriate the terms of a Settlement Agreement and Release to effectuate this approval; and declaring an effective date.

ASSIGNED ORDINANCE NO. 26-0880

- N. ID 26-0882 Consider adoption of an ordinance of the City of Denton approving a Settlement Agreement and Release implementing the terms of the settlement in litigation styled "State Farm Mutual Automobile Insurance Company as Subrogee of Flow Electric, LLC v. City of Denton" Cause No. 26-4524-367 pending in the 367th Judicial District Court, Denton County, Texas; and directing the City Manager or designee and the City's attorneys to

effectuate as necessary and appropriate the terms of a Settlement Agreement and Release to effectuate this approval; and declaring an effective date.

ASSIGNED ORDINANCE NO. 26-0882

- O. ID 26-0806 Consider adoption of an ordinance of the City of Denton granting the Denton Noon Kiwanis Club a noise exception with respect to sound levels and hours of operation for the Independence Day Celebration and Fireworks Show to be held on Saturday, July 4, 2026, from 6:00 p.m. to 10:30 p.m. at the North Texas Fairgrounds; and providing an effective date.

ASSIGNED ORDINANCE NO. 26-0806

4. PUBLIC HEARINGS

- A. S25-0008a 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 a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road and legally described as Lot 3, Block 2 North Elm Street Addition 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 a severability clause and an effective date. The Planning and Zoning Commission voted (5-0) to recommend approval. Motion for approval by Commissioner Ketchersid and second by Commissioner McDuff. (S25-0008a, APC Towers - Bonnie Brae, Matt Bodine)

ASSIGNED ORDINANCE NO. S25-0008a

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

Motion carried.

YES (6): Mayor Pro Tem Rumohr and Council Members Holland, Jester, McGee, Stevens, and Villarreal

NAYS (0): None

ABSENT (1): Mayor Hudspeth

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 26-0533 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 Alderink Enterprises, Inc. dba CI Pavement, Diamond M Construction & Land Services LLC, and Solid Foundations Concrete LLC, for construction services for parking lot repair,

reconstruction, and maintenance at City facilities for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8983 - awarded to Alderink Enterprises, Inc. dba CI Pavement, Diamond M Construction & Land Services LLC, and Solid Foundations Concrete 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 \$17,808,000.00). The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 26-0533

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

The item was presented, and discussion followed.

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

Motion carried

YES (6): Mayor Pro Tem Rumohr and Council Members Holland, Jester, McGee, Stevens, and Villarreal

NAYS (0): None

ABSENT (1): Mayor Hudspeth

- B. S26-0002 Consider adoption of an ordinance of the City of Denton extending the approval period for a Specific Use Permit for a multifamily use originally approved via Ordinance S23-0001a for approximately 2.4 acres of land, generally located on the south side of North Elm Street, approximately 560 feet east of Riney Road 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 an effective date. (S26-0002, 3301 N Elm Multifamily, Ashley Ekstedt)
ASSIGNED ORDINANCE NO. S26-0002

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

The item was presented, and discussion followed.

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

Motion carried.

YES (5): Mayor Pro Tem Rumohr and Council Members Holland, Jester, McGee, and Stevens

NAYS (1): Council Member Villarreal

ABSENT (1): Mayor Hudspeth

6. **CONCLUDING ITEMS**

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 7:00 p.m.



GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS



KRISTI FOGLE
INTERIM CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: June 16, 2026

BOARDS & COMMISSIONS - APPOINTMENTS June 2, 2026 (EXHIBIT A)							
BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	TERM INFO	TERM DATES	STATUS; SPECIFIC REQUIREMENT/ QUALIFICATION IF ANY	
Committee on Persons with Disabilities	2	Stevens	Mary Kuhfeldt	NEW	Unexpired term Sept 1, 2024 - Aug 31, 2026	N/A	
Community Services Advisory Committee	6	Jester	Tracey Long	Reappointed to a 2nd term	Unexpired term Sept 1, 2024 - Aug 31, 2026	N/A	
Parks, Recreation & Beautification Board	6	Jester	Rob Seay	New	Unexpired term Sept 1, 2025 - Aug 31, 2027	N/A	