

CITY OF DENTON CITY COUNCIL MINUTES

January 8, 2019

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, January 8, 2019 at 12:00 p.m. in the Council Work Session Room at City Hall.

PRESENT: Council Member Hudspeth, Council Member Briggs, Council Member Armintor, Council Member Meltzer, Mayor Pro Tem Ryan, and Mayor Watts.

ABSENT: Council Member Duff.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

There were no citizen comments on Consent Agenda items.

2. Requests for clarification of agenda items listed on the agenda for January 8, 2019.

Council Member Briggs requested clarification regarding Items E and G.

3. Work Session Reports

- A. ID 19-039 Receive a report, hold a discussion, and give staff feedback regarding the final report from the Police Executive Research Forum Organizational Review of the Denton Police Department.

Frank Dixon, Chief of Police, stated that there was an internal perception that qualified applicants were overlooked for the sake of diversity. These concerns were not directly addressed by management, which allowed them to grow. Legitimacy and trust of the Police Department was damaged internally and externally. The City Manager's Office brought in Police Executive Research Forum to conduct an organizational review of the Police Department. The review showed a perception of cronyism, inequity in discipline, and lack of overall leadership.

The process included reviewing, identifying and assessing the Police Department's core business practices and functions – departmental policies and procedures; organizational structure and management systems; response to critical incidents, and organizational climate survey. Review of current departmental policies; On-site interviews with City of Denton officials —City Council, City Manager's Office and Human Resource personnel; Employee focus group discussions and survey -extensive input from sworn and civilian personnel -151 employees responded/ 59.7% response rate; and ride a-longs with various patrol officers.

A summary of findings included policies and procedures needed updates and revisions related to use of force and de-escalation; and an improvement within the organizational culture – trust, leadership, communication, equity issues.

Moving forward - update department's policies and procedures manual and establish a new disciplinary process accompanying policy. Reallocate personnel to ensure improved distribution of resources; creation of Chief's advisory committee; and hold regularly scheduled meetings with department personnel. Patrol staffing assessment; re-develop 3-5 strategic plan; police headquarters renovation; realignment of patrol areas; and assess future patrol substations.

Council discussion included civilian review board to establish trust among the police department and the public; whether anything in the report was surprising; how patrol areas might be re-aligned; use of Tasers; anonymity regarding survey questions; raising concerns timely so they can be addressed timely.

- B. ID 19-033 Receive a report, hold a discussion, and give staff direction regarding an update on the City of Denton's landfill permit amendment, MSW Permit No. 1590B, and the use of a specific use permit to regulate landfill operations.

Ethan Cox, Director of Solid Waste, provided an overview of the current landfill. The landfill was located at 1527 S. Mayhill Road and permitted in 1995. Permit requirements included compact/cover waste to control odors and pests; a gas management system; litter control; modern liners to prevent waste seepage into soils and surrounding areas; and maximum height limitations. Landfill disposed of about 268,000+ tons per year. He stated that the remaining Landfill life was about another ten years. Recent changes might extend the facility life 18 years. Landfill life was affected by waste volumes, compaction, and settlement.

Permit amendment details included 107.64 acres proposed for waste disposal divided into eleven cells. The proposed height increase was from 80 feet to 213.5 feet. Property Acquisitions totaling \$8.23 million had been completed. Currently undergoing technical review by TCEQ and addressing TCEQ questions regarding floodplain improvements.

Staff was recommending a new SUP following issuance of the permit. Council could choose to implement stricter standards regarding maximum height, buffer/setbacks and landscaping and aesthetics.

Council discussion included if new permits had been submitted to TCEQ from North Texas; location of closest landfills; maintaining as much local control as we can.

General consensus of Council was to move forward with the permitting process.

- C. ID 19-023 Receive a report, hold a discussion, and provide staff direction regarding the Phase 2 update to the existing "Denton Municipal Electric - Energy Risk Management Policy".

George Morrow, General Manager of DME, stated that the current DME Energy Risk Management Policy provided a framework under which DME's Energy Management Organization managed DME's energy portfolio on a day to day basis. At the time the current Policy was adopted, DME indicated it would be updated in two phases. The first phase of the Policy reflected lessons learned over the first four years the EMO was in operation, organizational changes made at the City and DME during that time, and a portion of the recommendations from the Deloitte review of the EMO.

Philip DiPastena, Denton Municipal Electric, stated Phase 2 changes would incorporate the remaining recommendations from the December 2017 Deloitte EMO review. Additional responsibilities added to Risk Management Committee as well as additional detail to responsibilities of front, middle, and back office functions. Key revisions to the Policy included the following: Key Performance Indicators and Objectives – Risk Reduction - Reduce the risk associated with exposure to price volatility and volumetric variability; Competitive Costs - Keep actual energy costs at or below the average annual ERCOT Day Ahead price, plus a hedging premium; and Reasonable Rates – Comparison of DME average rate to other similar-sized Texas municipal utilities. Annual validation and stress testing of models used by the EMO. An overview of the inherent risks DME faced in managing its energy portfolio. Risk exposure limits & targets – \$15 million Risk Tolerance limit (on rolling 12 month basis); Use of “at risk” metrics to capture impact of forward price volatility and volumetric uncertainty; Targets for managing Open Position, which narrow as delivery date approaches; and Congestion Management strategy and targets. Additional detail about approved transaction types; A framework for developing hedging plans and strategies and hedge reporting; Clearly defined forward periods; Justification for hedges; Volumetric limits; Hedging instruments to be used; Price triggers; and Rigorous RMC oversight. New Product / Market Instrument Approval Checklist.

He stated that about 25% of the recommendations offered by Deloitte were associated with changes to DME’s ETRM system. DME was currently in the ETRM system procurement process and would implement the recommendations in conjunction with the new system chosen. Additionally, a few Deloitte recommendations were being implemented outside of the Policy itself, including cross training and knowledge sharing between, front, middle and back office personnel and periodic independent reviews of “at risk” measures once they were implemented.

Council discussion included what difference the changes had made; increased transparency of energy procurement activities; remaining recommendations from Deloitte study; feedback from Enterprise Risk Consultants.

Following the completion of the Work Session, the City Council convened in a Closed Meeting to consider specific items when these items are listed below under the Closed Meeting section of this agenda.

1. Closed Meeting:

- A. ID 19-079 Consultation with Attorneys - Under Texas Government Code Section 551.071; Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Consult with the City’s attorneys to review and discuss a Compromise Settlement Agreement in litigation styled Cleopatra Birckbichler v. City of Denton, Cause No. 4:18-CV-00893-ALM, pending in the Eastern District of Texas, Sherman Division, and posted for approval by ordinance below as an item for individual consideration, and to receive legal advice regarding same, where the City’s Attorneys’ duties to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551 of the Texas Open Meetings Act. This closed session also concerns deliberations involving a public officer or employee, under circumstances allowing closed session under section 551.074 of the Texas Open Meetings Act.

- B. ID 19-093 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071. Discuss, deliberate, and receive information from staff and provide staff with direction pertaining to the acquisition of real property interests located in the Alexander Hill Survey, Abstract No. 623, Denton County, Texas, generally located in the 800 block of Eagle Drive, a 1.656 acre tract situated at the southeast corner of the Bernard Street / Eagle Drive intersection, City of Denton, Texas. Consultation with the City's attorneys regarding legal issues associated with the acquisition or condemnation of the real property described above 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 the 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. (Eagle Electric Substation)

Regular Meeting of the City of Denton City Council at 6:30 p.m. in the Council Chambers at City Hall.

1. PLEDGE OF ALLEGIANCE

The Council and members of the audience recited the Pledge of Allegiance to the U.S. and Texas flags.

2. PROCLAMATIONS/PRESENTATIONS

There were no proclamations / presentations.

3. PRESENTATION FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.
- B. Receive Scheduled Citizen Reports from Members of the Public.

1. ID 19-085 Beth Honeycutt regarding a community concern in neighborhoods.

Beth Honeycutt, 1811 Greenwood Drive, spoke regarding the house next door at 1815 Greenwood Drive. She stated that the neighbor has subdivided the house into apartments and it was zoned single-family.

- C. Additional Citizen Reports.

Queen Janata Montgomery, 201 Inman Street, extended an invitation to the Council for the Women's March on January 19 at 11:00 a.m.

4. CONSENT AGENDA

Mayor Pro Tem Ryan motioned, Council Member Briggs seconded to approve the Consent Agenda and accompanying ordinances and resolutions. On roll call vote, Council Member

Hudspeth "aye", Council Member Briggs "aye", Council Member Armintor "aye", Council Member Meltzer "aye", Mayor Pro Tem Ryan "aye", and Mayor Watts "aye". Motion carried (6-0).

Ordinance No. 19-003

- A. ID 19-003 Consider adoption of an ordinance approving an at-grade road crossing Supplemental Agreement by and between the City of Denton and the Union Pacific Railroad Company relating to the widening of Vintage Boulevard within the railroad right-of-way located at Mile Post 723.02, Choctaw Subdivision, within the County and City of Denton, Texas; providing for the expenditure of funds (the initial estimate is \$649,220.00 for the rework of signals and surface materials, plus \$8,300.00 License Fee. The City will receive a final invoice upon completion of the work.); and providing an effective date.

Ordinance No. 19-004

- B. ID 19-004 Consider adoption of an ordinance by the City of Denton authorizing the City Manager, or his designee, to execute an addendum to the Interlocal Agreement between the City of Denton and the Texas Department of Public Safety for the enforcement of state laws on uniform commercial vehicle weight within the Texas Transportation Code Chapter 621, Subchapter F; and providing an effective date.

Ordinance No. 19-005

- C. ID 19-005 Consider adoption of an ordinance of the City of Denton authorizing a service agreement between the City of Denton and Denton County Friends of the Family; authorizing the City Manager, or his designee, to execute said agreement; providing for the expenditure of Council Contingency funds; and providing for an effective date. (\$950)

Ordinance No. 19-006

- D. ID 19-006 Consider adoption of an ordinance of the City of Denton authorizing a service agreement between the City of Denton and Denton County MHMR; authorizing the City Manager, or his designee, to execute said agreement; providing for the expenditure of Council Contingency funds; and providing for an effective date. (\$1,100)

Ordinance No. 19-009

- E. ID 19-009 Consider adoption of an ordinance of the City of Denton authorizing the City Manager, or his designee, to execute a cooperative agreement with the Texas Parks and Wildlife Department establishing the Range Creek public hunting area; and providing an effective date.

Ordinance No. 19-010

- F. ID 19-020 Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for the supply of bulk hydrated lime, slurry lime, and quick lime for various City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (IFB - 6929 awarded to Lhoist North America of Texas, Ltd., in the five (5) year not-to-exceed amount of \$800,000).

Ordinance No. 19-054

- G. ID 19-054 Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with HDR Engineering, Inc., for Engineering Services necessary for the design of intersection improvements for the Small Transportation Project as set forth in the agreement; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6590-047 - Professional Services Agreement for Engineering Services awarded to HDR Engineering, Inc., in the not-to-exceed amount of \$346,680).

Ordinance No. 19-055

- H. ID 19-055 Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with North Texas Umpire Association (NTUA), for the supply of certified softball officiating services for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 6907 - Section B - Part 1 awarded to North Texas Umpire Association, in the three (3) year not-to-exceed amount of \$135,150).

Ordinance No. 19-056

- I. ID 19-056 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, extending the authority to purchase through the National Inter-local Governmental Purchasing Alliance (National IPA) Gasoline and Diesel Fuels as awarded by the City of Fort Worth Contract #14-012; and providing an effective date (File 5750 - extending a contract with Martin Eagle Oil Company, Inc., to December 31, 2019).

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 19-030 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Health & Building Standards Commission, Library Board, and Committee on Persons with Disabilities.

Council Member Briggs motioned to approve the nominations of Val Vera, Jessica Spears Williams, Judy Thurmond, Henry Jason, Beth Kirkby, Alison Kelly and Val Morgan to the Committee on Persons with Disabilities, Council Member Meltzer seconded. On roll call vote, Council Member Hudspeth "aye", Council Member Briggs "aye", Council Member Armintor "aye", Council Member Meltzer "aye", Mayor Pro Tem Ryan "aye", and Mayor Watts "aye". Motion carried unanimously.

Ordinance No. 19-107

- B. ID 19-107 Consider adoption of an ordinance approving a compromise settlement agreement implementing the mediated terms of a claim settlement in litigation styled Cleopatra Birckbichler v. City of Denton, cause no. 4:18-cv-00893-ALM, pending in the federal district court for the eastern district of Texas, Sherman division, as discussed in closed session; and further approving the expenditure of funds therefor; and directing the city manager, or his designee, and the City's Attorneys to effectuate as necessary and appropriate the terms of the compromise settlement agreement; and declaring an effective date.

Council Member Armintor recused herself for this item.

Stephanie Lang, Deputy City Attorney, stated this was an employment discrimination claim against the City. The case had gone to mediation on December 14. A settlement was reached subject to Council's approval. The terms of the settlement could not be discussed without a court order or subpoena.

Mayor Pro Tem Ryan motioned, Council Member Briggs seconded to adopt the ordinance. On roll call vote, Council Member Hudspeth "nay", Council Member Briggs "aye", Council Member Meltzer "aye", Mayor Pro Tem Ryan "aye", and Mayor Watts "aye". Motion carried (4-1-1).

6. PUBLIC HEARINGS

Ordinance No. 19-024

- C. ID 19-024 Hold a public hearing and consider adoption of an ordinance granting approval, in accordance with Chapter 26 of the Texas Parks and Wildlife Code, of the non-park use of a part of Lake Forest Park for the purpose of installing and maintaining a sanitary sewer line to serve the needs of the Lake Forest Park addition, providing for a notice by the City of Denton of non-park use for installing and maintaining a sanitary sewer line and reservation of easement in the event of sale of park; and providing an effective date.

The Mayor opened the public hearing.

Gary Packan, Director of Parks and Recreation, stated that this sanitary sewer easement was for the installation of public utilities. The easement was 0.181 of an acre. The developer would pay the fee for the easement which was \$7,240.00.

The following individuals spoke during the public hearing.

Thomas Fletcher, 5750 Genesis Court, Frisco, spoke in support of the applicant.
Diana Leggett, 1019 Aileen, had questions regarding the pipe that would be used.

The Mayor closed the public hearing.

Council discussion included the price range of homes, the ESA, the pipe material, making sure the developer pays for any trees that are removed.

Council Member Hudspeth motioned, Mayor Pro Tem Ryan seconded to adopt the ordinance. On roll call vote, Council Member Hudspeth "aye", Council Member Briggs "aye", Council Member Armintor "aye", Council Member Meltzer "aye", Mayor Pro Tem Ryan "aye", and Mayor Watts "aye". Motion carried unanimously.

Ordinance No. Z17-0004d

- A. Z17-0004d Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, assigning an initial zoning classification and use designation of Neighborhood Residential 6 (NR-6) with an overlay, on approximately 118.04 acres of land, generally located, north of East McKinney Street west of South Trinity 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 establishing an effective date. The Planning and Zoning Commission recommend approval (7-0). (Z17-0004, The Woodlands of McKinney, Cindy Jackson) This item was continued from the December 4, 2018 Council Meeting.

The Mayor called the public hearings for 6A and 6B.

Richard Cannone, Deputy Director of Development Services, stated that the request was to provide an initial zoning district designation of Neighborhood Residential 6 (NR-6) District with an Overlay on approximately 118.04 acres of land. Current zoning was RD5-X; proposed zoning was NR-6. The proposed SUP site plan included a total land area of 126.1 gross acres including the 118.04 proposed for rezoning. ESA Areas covered 18.5 acres and open space covered 15.4 acres. The development would accommodate 498 stands for manufactured and modular homes and six one-acre lots developed with single family homes with an overall density of four dwelling units per acre. The manufactured homes and modular homes would be built on permanent concrete foundations with a density of 4.15 dwelling units per acre.

He reviewed the current uses allowed and criteria for approval. The proposed NR-6 zoning district met the intent of the FLU designation only when coupled with the zoning overlay limiting the density to four dwelling units per gross acre. The site was served by a 16" water line along McKinney Street. The site was served by a 21" sewer line along McKinney and an 8" sewer line along Trinity. The Lift Station (Trinity) improvements would be required. The applicant would be required to install two left turn lanes into the site from McKinney. The ultimate ROW for Post Oak would be dedicated and the 4-lane intersection of Post Oak and McKinney would be constructed, including signal lights. Limited access onto Trinity Road (6 single family lots and emergency vehicles). A concrete public trail would be constructed to connect to Ryan High School.

There was opposition at the Planning and Zoning Commission meeting. Approximately 27 speakers and 13 cards from residents outside of the 200' and 500' notification area. Staff met with the Lakeview Ranch HOA. Their major concern was regarding speeding and increased traffic along Lakeview Boulevard. The Planning and Zoning Commission as part of the SUP motion requested that the applicant work to further mitigate off-site traffic impacts along Lakeview Boulevard and the applicant agreed.

The Planning and Zoning Commission recommended approval of the request subject to the following - an overlay be placed on the property with the following conditions: the maximum permitted density on the site shall be no more than four dwelling units per gross acre. Permitted land uses on the site: modular and manufactured homes; and six single family detached housing on minimum one-acre lots located along S. Trinity.

Council discussion included if NR-4 allowed mobile homes; the value of homes outside the 200 and 500 foot notification range.

The Mayor opened the public hearings.

Michael Hooligan, 2837 Creekway Drive, Carrollton, representing the applicant stated that they were filling a need in Denton. He stated they were trying to do it more like a townhome community. At every entry you would see 100 feet of trees. Lawn care and landscaping was taken care of for the property owner. He stated that these were manufactured homes.

Brent Murphree, with Kimley Horn and Associates, 5750 Genesis Court, Frisco, representing the applicant stated that the property was 126 acres. A gas pipeline bisected the property. One emergency access only driveway would be installed along Trinity Road. There would be 20' landscape buffer improvements along McKinney Street -- 3' berm and 8' tall masonry screening wall. Community improvements included sanitary sewer improvements, drainage improvements, and paving improvements. McKinney and Mayhill improvements would be completed before the first home would be placed in the development.

Council Member Armintor asked about adding a condition to the SUP that no building permit would be issued until McKinney Street improvements were completed based on completion date of October 2020.

The following individuals spoke during the public hearing.

Lisa Berry, 8540 Stallion Court, spoke in opposition.
Bill Roepka, 1402 Lakewood Blvd., spoke in opposition
Bill Haddon, 2000 Lakewood Blvd., spoke in opposition
Sheila Roepka, 1402 Lakeview Blvd., spoke in opposition
Merritt Kirk, 1301 Lakeview Blvd., spoke in opposition
Gary Bowes, 8417 Stallion Street, spoke in opposition
Bobby Self, 7800 E. McKinney Street, spoke in opposition
John Hoose, 7701 Rodeo, spoke in opposition
Steven Leach, 8200 Oak Creek Lane, spoke in opposition
Sharon Spiess, 7501 Stallion Street, spoke in opposition
Johnathon Pruett, 608 S. Trinity Road, spoke in opposition
Tammy Pruett, 608 S. Trinity Road, spoke in opposition
Daniel Gilbert, 608 S. Trinity Road, spoke in opposition
John Zeigler, 508 Halliem Drive, spoke in opposition
Tim Blankenship, 1197 S. Trinity Road, spoke in support
Cody Hill, 589 S. Trinity Road, spoke in opposition
John Marquis, 7600 Oakview Lane, spoke in support
Ron Zinch, Lakeview Blvd., spoke in opposition
Linda Task, 8533 Stallion, spoke in opposition

Armintor asked for the public to have an additional chance for rebuttal since developer gets additional time.

Comment cards were submitted for these two public hearings. 87 comment cards were submitted in opposition. A copy of the cards is included at the end of these minutes.

The Mayor closed the public hearing.

Council discussion included street requirements, sidewalk requirements, parking requirements, code enforcement rules, the sidewalk situation in the neighborhood, traffic calming, and the home partnership program.

The applicant was given an opportunity to answer questions regarding street requirements.

Council Member Armintor motioned, Mayor Pro Tem Ryan seconded to adopt the ordinance with the conditions recommended by the Planning and Zoning Commission. On roll call vote, Council Member Hudspeth "aye", Mayor Pro Tem Ryan "aye", Council Member Armintor "aye", and Council Member Meltzer "aye". Council Member Briggs "nay", and Mayor Watts "nay". Motion carried (4-2).

Ordinance No. S17-0008d

- B. S17-0008d Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow a manufactured housing park with conditions on approximately 126.1 acres, generally located north of East McKinney Street and west of South Trinity 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 establishing an effective date. The Planning and Zoning Commission recommend approval (7-0). (S17-0008, The Woodlands of McKinney, Cindy Jackson) This item was continued from the December 4, 2018 City Council Meeting.

Council Member Armintor motioned, Council Member Hudspeth seconded to adopt the ordinance with the conditions recommended by the Planning and Zoning Commission and an additional condition which prohibits the issuance of a building permit for any building on the site prior to October 2020. On roll call vote, Council Member Hudspeth "aye", Mayor Pro Tem Ryan "aye", Council Member Armintor "aye", and Council Member Meltzer "aye". Council Member Briggs "nay", and Mayor Watts "nay". Motion carried (4-2).

7. CONCLUDING ITEMS

- A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda. B. Possible Continuation of Closed Meeting topics, above posted.

Mayor Watts asked for guidance on the ability to provide speakers who have signed up to speak at a Public Hearing the opportunity to speak more than once.

Council Member Armintor asked for information on if the Conflict of Interest recusal form could be expanded to allow elected officials to disclose why they were recusing themselves from a particular Council action.

Mayor Pro Tem Ryan asked if staff could start notifying Council Members prior to developer pre-planning meetings occurring in their respective districts.

Council Member Briggs asked if staff could start conducting development fiscal impact analysis associated with planned developments.

Council Member Briggs requested information on a potential process to notify homebuyers of the risks associated with purchasing manufactured / mobile homes.

Council Member Meltzer requested information on the potential establishment of an affordable housing advisory board.

Council Member Meltzer asked for Code Enforcement to assess conditions of manufactured home developments near the Woodlands of McKinney site.

With no further business, the meeting was adjourned at 11:50 a.m.

CHRIS WATTS
MAYOR
CITY OF DENTON, TEXAS

JANE RICHARDSON
ASSISTANT CITY SECRETARY
CITY OF DENTON, TEXAS