MINUTES
HEALTH AND BUILDING STANDARDS COMMISSION
August 14, 2025

After determining that a quorum was present, the Health and Building Standards Commission of the City of Denton, Texas convened in a Regular Meeting on Thursday, August 14, 2025, at 3:04 p.m. in Training Rooms 3 and 4 at the Development Service Center, 401 N Elm Street, Denton, Texas at which the following items were considered:

PRESENT: Chair Nicholas Stevens, Vice Chair Zachary Cathcart, Commissioners: Eric Dafoe, Sebastian Delgadillo, Joshua Ingram, and Kyle Minter

REGULAR MEETING

Chair Stevens opened the meeting at 3:04 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. HBS25-004 Consider approval of the July 10, 2025, minutes.

Commissioner Ingram motioned to approve the July 10, 2025, meeting minutes. Motion seconded by Commissioner Delgadillo. Motion carried.

AYES (5): Chair Stevens, Vice-Chair Cathcart and Commissioners: Delgadillo, Ingram, and Minter
NAYS (0): None
ABSTAINED (1): Commissioner Dafoe

B. HBS25-008 Receive a report, hold a discussion on the outcome of the EV Ready and Solar Ready presentation that was presented to City Council in the work session meeting on July 22, 2025.

The item was presented and discussion followed.

The Commission watched the July 22, 2025, City Council meeting in relation to this item. Discussion followed.

Commissioner Dafoe stated that he is agnostic about how a potential incentive could look, because of having limited knowledge in that area.

Commissioner Minter stated his decision hasn't changed since last time. He continued to state that we are strictly talking about whether we should amend the code or not and he doesn't believe we should amend the code since there is still potential for Type 1 in homes. In his opinion the $880 to $1500 cost will be just a way for builders to increase the value of the home.

Commissioner Ingram stated he will go back to his original input and that it should be mandated on new builds and if you are buying a new house, you are not particularly worried about $1500. But reimbursing the home buyer is still the right way to go.

Commissioner Delgadillo stated that his opinion hasn't changed and to give more incentive.

Vice-Chair Cathcart stated he is still open to mandating the 40 amp breaker and prefers an incentive program over a mandated one.

Chair Stevens stated his opinion has changed a little bit and the more he thought about it he is against incentives period, and why its not in preview of the Commission the City is 14 million dollars in debt and passing on more give aways to developers when we can't afford to pay our bills it just doesn't seem like something that is a good idea and he wants to be fiscally smart as a City. Also doesn't think it's the obligation of residents to subsidize costs for every other homeowner that wants to purchase a home.

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

C. HBS25-010 Receive a status update on prior dangerous and substandard determinations made by HABSCO pursuant to Chapter 17 of the Denton Code of Ordinances.

The item was presented and discussion followed.

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

3. CONCLUDING ITEMS

Chair Stevens motion to adjourn. Motion seconded by Commissioner Ingram. Motion carried.

AYES (6): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Delgadillo, Ingram, and Minter
NAYS (0): None

The meeting was adjourned at 4:01 p.m.

X _____ 11/13/25
Nicholas Stevens Date

Chair of Health and Building Standards Commission

X _____ 11/13/25

Cathy Welborn — Date

Administrative Assistant III