MINUTES
HEALTH AND BUILDING STANDARDS COMMISSION
January 8, 2026

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, January 8, 2026, at 3:00 p.m. in Training Rooms 1 and 2 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, Doug Ferguson, Joshua Ingram, Kyle Minter, and Casey Straughn

REGULAR MEETING

Chair Stevens opened the meeting at 3:00 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. WORK SESSION

A. HBS25-016 Receive a report and hold a discussion regarding Health and Building Standards Commission (HABSCO) annual training covering, but not limited to, the powers and duties of HABSCO, the dangerous building determination process, quasi-judicial hearing procedures, Open Meetings and Open Records Act.

The item was presented and discussion followed.

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

2. ITEMS FOR CONSIDERATION

A. HBS25-014 Elect a Chair and Vice-Chair to the Health and Building Standards Commission.

Chair Stevens moved to nominate himself as Chair. Motion seconded by Commissioner Ingram. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn
NAYS (0): None

Vice-Chair Cathcart moved to nominate Commissioner Ingram as Vice-Chair. Motion seconded by Commissioner Minter. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn
NAYS (0): None

B. HBS25-015 Consider approval of the November 13, 2025, minutes.

Chair Stevens motioned to approve the November 13, 2025, meeting minutes. Motion seconded by Commissioner Minter. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn
NAYS (0): None

C. HBS25-018 Receive a status update on prior dangerous and substandard determinations made by the Health and Building Standards Commission 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 (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn
NAYS (0): None

The meeting was adjourned at 3:54 p.m.

X _____ 3/5/26
Nicholas Stevens Date
Chair of Health and Building Standards Commission

X _____ 3/5/26
Cathy Welborn Date
Administrative Assistant III