

## CITY OF DENTON CITY COUNCIL MINUTES

October 4, 2011

After determining that a quorum was present, the City Council convened in a Work Session on Tuesday, October 4, 2011 at 4:30 p.m. in the Council Work Session Room at City Hall.

PRESENT: Council Member Watts, Council Member Gregory, Council Member Roden, Mayor Pro Tem Kamp, and Mayor Burroughs.

ABSENT: Council Member Engelbrecht and Council Member King.

### 1. Citizen Comments on Consent Agenda Items

Bryan Langley, spoke regarding Consent Agenda Item 4K. He indicated that the lease agreement with was with Denton County and Council had been provided an amended ordinance. The only language change was the amount indicating an amount not to exceed. Staff was not opposed to that language and was submitting it for Council approval. The time allotment for the parking spaces would be from 8:00 a.m. until the end of the Commissioners Court meeting.

Mayor Burroughs asked if the parking stickers were only for the Commissioners.

Langley replied the stickers also included 5 for staff.

Council Member Watts asked for the total amount of contract.

Langley stated that would be about \$3,000.

Council Member Roden asked about the parking lot behind Wells Fargo in terms of parking there after 5:00 p.m. and on weekends. Spaces were not designated with a time frame there.

Langley stated that the spaces were not marked but the signage could be improved. This was an annual renewal so it could be changed if needed.

### 2. Receive a report, hold a discussion and give staff direction regarding the Aesthetic Study that the Texas Department of Transportation (TxDOT) is preparing for the IH-35E expansion project.

Emerson Vorel, Director of Parks and Recreation, presented an update on the item. On September 6<sup>th</sup>, the TxDOT consultant did a presentation on the guidelines for the expansion project. At that time, Council asked staff for additional information requesting an extension to the September 15<sup>th</sup> deadline, additional locations to be considered for Accent or Enhanced treatments, partners for these projects and the form of the graphic panels that were proposed to be part of this project. Another work session was done on September 13<sup>th</sup> regarding the enhancements and Council received an Informal Staff report on September 16th. TxDOT has granted the extension and comments were now due on October 15th.

During the discussions, staff had talked about aluminum versus form liner panels. As the aluminum product was not used very often, concerns were raised regarding weather damage, theft, and corrosion. Based on those concerns, the aluminum product was no longer a consideration, leaving only the form liner option.

Another consideration of the enhancements dealt with the locations of the artwork. There were two types of intersections - Enhanced and Accent. TxDOT would pay for the Accent intersections. In Denton, the recommended Accent intersections included Lillian Miller, Fort Worth Drive and Bonnie Brae. The cost of the project included operation and maintenance costs which would be TxDOT responsibility as well.

The Council's last request was to determine if the North Texas Blvd. intersection could be upgraded to an Accent intersection as well as the Highway 380 intersection. RED Development had indicated that they would like to explore a partnership with the City to fund an Enhanced intersection at Highway 380. Staff's recommendation was to add this intersection to the list of Accent intersections as RED Development and the City further pursue the funding to create an Enhanced intersection. UNT had indicated that they would like to have the North Texas Blvd. intersection added to the Accent list.

Council Member King arrived at the meeting.

Mayor Burroughs stated that in the worst case scenario if the City did not received any feedback from RED, it would not force the City to pay for an Enhanced intersection.

Vorel stated that was correct and was the reason staff was asking for an Accent intersection while exploring the possibilities of an Enhanced intersection. These were not guarantees at this point.

Council Member Roden asked if TxDOT wanted the City to prioritize which intersections were definitely requested.

Vorel stated that would be a further discussion at another point in time. After this meeting, staff would engage the community through the Public Art Committee to determine the way the artwork would look. A response was due by October 15<sup>th</sup> on the location, type and kind of artwork.

Mayor Pro Tem Kamp asked if UNT wanted an Enhanced intersection.

Mayor Burroughs stated they wanted an Accent intersection but also a say in the artwork.

Consensus of the Council was to proceed with the staff recommendation on the form base panels and intersections.

Following the completion of the Work Session, the Council convened into a Closed Meeting to consider the following items:

1. Closed Meeting:

- A. Deliberations regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086; and Consultation with

Attorneys - Under Texas Government Code Section 551.071.

1. Consultation and receipt of information from the City's attorneys regarding the present status of and possible alternatives to pursue regarding the pending rate litigation entitled: The University of North Texas, Appellant v. The City of Denton, Texas, Appellee, Cause No. 02-09-00395-CV; and receive a Public Power competitive and financial matters presentation from Denton Municipal Electric staff regarding possible electric rate-setting factors and methodologies, and possible provisions of contracts for the sale of power by and between the City and the two State universities located in the City; discuss, deliberate, consider, and provide Staff with direction regarding these matters
2. Receive a briefing from Staff regarding public power competitive and financial matters regarding Wholesale Transmission Charges for September through December 1999; and consult with the City's attorneys regarding legal issues involved in PUCT Docket No. 20381 and 39066 and Cause No. 99-14787 that resulted in a decision by the Supreme Court of Texas, Texas Municipal Power Agency et al. v. Public Util. Comm'n of Texas, 253 S.W.3d 184 (Tex. 2007), which has resulted in a Stipulation disposing of the all pending litigation regarding this matter, where a public discussion of this legal matter would conflict with the duty of the City's attorneys to the Public Utilities Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas. Discuss, deliberate and provide Staff with direction.

This item was not considered.

B. CONSULTATION WITH ATTORNEYS - Under Texas Government Code, Section 551.071.

1. Consult with and provide direction to the City's attorneys associated with proposed enforcement related to sanitary sewer overflows and where a public discussion of such legal matters would conflict with the duty of the City's attorneys to the City of Denton, Texas and the City Council of the City of Denton, Texas under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.
2. Consultation, discussion, deliberation, and receipt of information from the City's attorneys regarding potential litigation with Denton County Electric Cooperative, Inc. d/b/a CoServ Electric and CoServ Gas, Ltd. relating to disputes concerning franchise issues, where public discussion of these legal matters would clearly 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.

Council convened in a Regular Meeting at 6:40 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**

A. Proclamations/Awards

1. Fire Prevention Week

Mayor Burroughs presented a proclamation for Fire Prevention Week.

2. Presentation of the CLIDE Award for the Downtown Implementation Plan

The CLIDE award was presented to the City of Denton from the North Central Texas Council of Governments.

**3. CITIZEN REPORTS**

A. Review of procedures for addressing the City Council.

B. Receive citizen reports from the following:

1. Alfred Sanchez regarding an exception to the Code to allow for housing for the homeless.

Mr. Sanchez stated that he owned 27 rental properties in Denton. He wanted to change 921 Hill from a residential zoning category to a multi-family zoning category to operate a boarding house for the working homeless. He used the home on Hill for the working homeless. The home contained 4 bedrooms, 2 bathrooms and 2 living areas. He charged \$40 per person including amenities with two persons per room. He averaged 6-7 people living there with a maximum of 10. His long term objective was to find a stable living environment for these people. He was requesting a zone change or exemption to operate a boarding house for the working homeless.

2. Kirsten Bah regarding a smoke free Denton.

Ms. Bah expressed a concern regarding the lack of smoking regulations in the city of Denton. She was not against smoking but disagreed with her health being compromised at her place of work due to a smoking environment. The Council had an opportunity to protect public health.

#### **4      CONSENT AGENDA**

Council Member King motioned, Council Member Gregory seconded to approve the Consent Agenda and accompanying ordinances and resolutions noting that Item K ordinance would be approved as amended. On roll call vote: Council Member King “aye”, Council Member Watts “aye”, Council Member Gregory “aye”, Council Member Roden “aye”, Mayor Pro Tem Kamp “aye” and Mayor Burroughs “aye”. Motion carried unanimously.

##### Resolution R2011-036

- A. Consider approval of a resolution adopting a revised City of Denton Handbook for Boards, Commissions and Council Committees; and declaring an effective date.

##### Ordinance No. 2011-175

- B. Consider adoption of an ordinance accepting competitive bids and awarding a public works contract for the construction of the Brown Street and Preston Place 8 Inch Sanitary Sewer Replacements; providing for the expenditure of funds therefor; and providing an effective date (Bid 4801-awarded to the lowest responsible bidder meeting specification, Jagoe-Public Company, in the amount of \$241,220). The Public Utilities Board recommends approval (6-0).

##### Ordinance No. 2011-176

- C. Consider adoption of an ordinance accepting competitive bids and awarding a public works contract for the construction of the Ruth Street 8 Inch Sanitary Sewer Replacement; providing for the expenditure of funds therefor; and providing an effective date (Bid 4802-awarded to the lowest responsible bidder meeting specification, Jagoe-Public Company, in the amount of \$187,025). The Public Utilities Board recommends approval (6-0).

##### Ordinance No. 2011-177

- D. Consider adoption of an ordinance accepting competitive bids and awarding a one year contract for water and sewer inventory parts for the City's Water and Wastewater departments; providing for the expenditure of funds therefor; and providing an effective date (Bid 4753-One Year Contract for Water and Sewer Inventory Parts awarded to the lowest responsible bidder for each item as shown on Exhibit A in the annual estimated amount of \$250,000).

##### Ordinance No. 2011-178

- E. Consider adoption of an ordinance accepting competitive proposals and awarding a three year contract for traffic signal hardware for the City of Denton Traffic Division; providing for the expenditure of funds therefor; and providing an effective date (RFP 4757-Three Year Contract for Supply of Traffic Signal Hardware awarded to the supplier that provided the best value for each item as shown on Exhibit A in the three year estimated amount of \$725,000).

##### Ordinance No. 2011-179

- F. Consider adoption of an ordinance accepting competitive bids and awarding an annual contract for soil, sand, aggregate and lime for various City departments; providing for the expenditure of funds therefor; and providing an effective date (Bid 4798-Annual

Contract for Soil, Sand, Aggregate and Lime awarded to the lowest responsible bidder for each item as shown on Exhibit A in the annual estimated amount of \$2,000,000).

Ordinance No. 2011-180

- G. Consider adoption of an ordinance amending Ordinance Number 2001-406 of the Code of Ordinances of the City of Denton, Texas, relating to compensation paid to the City for use and occupancy of public rights-of-way by providers; providing a savings clause; and providing an effective date.

First Reading

- H. Consider adoption of an ordinance of the City Council of the City of Denton, Texas, granting to Denton County Electric Cooperative, Inc., D/B/A CoServ Electric, its successors and assigns, the non-exclusive right to use and occupy rights-of-way within the City of Denton for the construction and operation of an electric transmission and distribution system; prescribing conditions governing the use of the public rights-of-way; providing for compensation therefor, providing for a term of said franchise, providing for written acceptance of this franchise; finding that the meeting at which this ordinance is passed is open to the public; providing for severability; and providing for an effective date.

Ordinance 2011-181

- I. Consider adoption of an ordinance of the City of Denton, Texas to declare the intent to reimburse expenditures from the unreserved fund balance of the General Fund with Certificates of Obligation with an aggregate maximum principal amount equal to \$2,070,092 to facilitate the purchase of General Fund vehicles and equipment, and providing an effective date.

Ordinance No. 2011-182

- J. Consider adoption of an ordinance of the City of Denton authorizing the City Manager or his designee to execute contracts through the Buy Board Cooperative Purchasing Network and Houston-Galveston Area Council of Governments (H-GAC) for the acquisition of one Vacuum Truck, two Backhoe Loaders, and two Skid Steers for various City of Denton Utility Departments; and providing an effective date (File 4807-Truck and Heavy Equipment for Utility Departments awarded to Southwest International Trucks in the amount of \$289,399.40, Holt-Cat in the amount of \$173,016, and AG-Power Inc. in the amount of \$75,402.17 for a total award amount of \$537,817.57). The Public Utilities Board recommends approval (7-0).

Ordinance No. 2011-183

- K. Consider adoption of an ordinance approving a lease agreement with Denton County for parking lot spaces located at the Williams Trade Square; providing a severability clause; and an effective date.

Ordinance No. 2011-184

- L. Consider adoption of an ordinance approving a lease agreement with Wells Fargo Bank for parking lot spaces located at the Williams Trade Square; providing a severability

clause; and an effective date.

Ordinance No. 2011-185

- M. Consider adoption of an ordinance of the City Council of the City of Denton, Texas, approving a funding agreement between the City of Denton and the Denton Affordable Housing Corporation; providing for the terms of said contract; authorizing the City Manager to execute the agreement and to expend Home Investment Partnership Program funds with respect to the agreement; and providing for an effective date.

Ordinance No. 2011-186

- N. Consider adoption of an ordinance of the City Council of the City of Denton, Texas, approving guidelines for operation of the City of Denton Home Improvement Program and eligibility criteria; authorizing expenditures in excess of \$50,000 for projects meeting program guidelines and criteria; and providing for an effective date.

Ordinance No. 2011-187

- O. Consider adoption of an ordinance authorizing the City Manager to approve a fourth amendment to an Airport lease dated September 15, 1987 as amended by Ordinance 2010-297 dated September 7, 2010 and by Ordinance 2011-035 dated March 1, 2011 and by Ordinance 2011-097 between the City of Denton, Texas, and First Financial Resources, Inc. at the Denton Municipal Airport; and providing an effective date. The Council Airport Committee recommends approval (3-0).

Ordinance No. 2011-188

- P. Consider adoption of an ordinance approving an Airport Safety Equipment Lease Agreement between the City of Denton, Texas and Jet Works Air Center; and, providing an effective date. The Council Airport Committee recommends approval (2-0).

Ordinance 2011-189

- Q. Consider adoption of an ordinance authorizing the City Manager to execute a Consent To Assignment and Assumption of Obligations between the City of Denton, Energy Assets Operating Company L.L.C. ("Energy Assets") and Legend Gathering Company L.L.C. ("Legend") consenting to the assignment of certain rights and obligations from Energy Assets to Legend related to Right Of Way License To Use Certain City Property For Placement of Transmission Pipelines, dated on or about October 26, 2007, from the City to Energy Assets; providing for severability and an effective date.

**5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. Consider nominations/appointments to the City's boards and commissions.

1. Health & Building Standards Commission
2. Public Art Committee

Council Member Gregory nominated Rod Reeves to the Health & Building Standards Commission. Mayor Burroughs nominated Nancy Walkup to the Public Art Committee.

Council Member Gregory motioned, Council Member Roden seconded to approve the nominations. On roll call vote: Council Member King "aye", Council Member Watts "aye", Council Member Gregory "aye", Council Member Roden "aye", Mayor Pro Tem Kamp "aye" and Mayor Burroughs "aye". Motion carried unanimously.

- B. Consider approval of a resolution nominating members to the Board of Directors of the Denton Central Appraisal District; and declaring an effective date.

Bryan Langley, Chief Financial Officer, stated that the terms of some of the members of the Board of Directors were expiring which required additional nominations. Council could make up to five nominations with three of the existing members interested in serving again. Once the District received all of the nominations, a ballot would be sent to each entity. The number of votes each entity had was based on a proportional share of the tax levy in the Appraisal District. Denton had 193 votes and the DISD had 643 votes. The minimum number of votes to be elected was 1000. In 2009 the DISD and City combined their votes for Rick Woolfolk and Charles Stafford.

Mayor Pro Tem Kamp motioned, Council Member King seconded to nominate Rick Woolfolk and Charles Stafford. On roll call vote, Council Member King "aye", Council Member Watts "aye", Council Member Gregory "aye", Council Member Roden "aye", Mayor Pro Tem Kamp "aye" and Mayor Burroughs "aye". Motion carried unanimously.

- C. Consider approval of a resolution confirming the appointment of Warren Lee Howell, by the City Manager, as Police Chief for the City of Denton Police Department, and declaring an effective date.

City Manager Campbell indicated that Police Chief Roy Minter had resigned in March of this year. Civil Service regulations stated that the Police Chief would be appointed by the City Manager and confirmed by the City Council. He was recommending the confirmation of Warren Lee Howell as Police Chief in the city of Denton.

Mayor Pro Tem Kamp motioned, Council Member Gregory seconded to confirm the nomination of Warren Lee Howell as Police Chief. On roll call vote: Council Member King "aye", Council Member Watts "aye", Council Member Gregory "aye", Council Member Roden "aye", Mayor Pro Tem Kamp "aye" and Mayor Burroughs "aye". Motion carried unanimously.

## **6. PUBLIC HEARINGS**

### **Ordinance No. 2011-190**

- A. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas providing for the Ad Valorem taxation of tangible personal property in transit or "Super Freeport" goods pursuant to Section 11.253 of the Texas Tax Code; providing a severability clause; providing a repealer clause; authorizing the City Manager to forward said ordinance to the Denton Central Appraisal District; and providing for an effective date. The Audit/Finance



Committee recommends approval (3-0).

Bryan Langley, Chief Financial Officer, stated that currently Denton provided an ad valorem tax exemption to goods that were stored in the city for less than 175 days provided they would eventually be shipped out of the state. This process was referred to as a Freeport Exemption. In 2007 the Legislature passed House Bill 621 which would have extended an ad valorem tax exemption to goods in transit that were shipped to other locations within the state. Freeport was only for goods shipped out of state. At that time Denton opted out of the goods in transit provisions in order to continue its taxing authority. Senate Bill 1 of the 2011 Special Session included language making it necessary for a governing body of a taxing unit to opt out in order to continue its taxing authority on goods in transit. The Audit/Finance Committee recommended that the city opt out of the exemption. A COG survey indicated that 16 of 21 communities had indicated that they would be opting out with only one keeping the exemption. The law required a public hearing before the opting out process could be adopted.

Mayor Burroughs stated that this would not affect the Freeport Exemption.

Langley stated that was correct.

The Mayor opened the public hearing.

No one spoke during the public hearing.

The Mayor closed the public hearing.

Council Member Watts motioned, Council Member King seconded to adopt the ordinance. On roll call vote: Council Member King "aye", Council Member Watts "aye", Council Member Gregory "aye", Council Member Roden "aye", Mayor Pro Tem Kamp "aye" and Mayor Burroughs "aye". Motion carried unanimously.

Ordinance No. 2011-191

- B. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing for a zoning change from Rural Residential 5 (RD-5) zoning district classification and use designation to Industrial Center General (IC-G) zoning district classification and use designation, on 29 acres of land legally described as Lot 1, Block B, Corbin Road Business Park Phase I, Lots 1-5, Block C, Corbin Road Business Park Phase II; Lots 1-6, Block A and Lots 6 and 7, Block C, Corbin Road Business Park, Phase III; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z11-0014) The Planning and Zoning Commission recommends approval (5-0).

Mayor Burroughs indicated that Items B and C would be presented as one item.

Mark Cunningham, Director of Planning and Development, indicated that both sites were located east of Corbin Road in the Corbin Road Business Park. Both parcels were annexed in 2010 as part of DH-3 and were currently zoned RD-5. The applicant was requesting to rezone the property in order to bring the current uses of the site into conformance with the Denton

Development Code. The first site was comprised of eleven platted lots with the current uses of warehouse, assembly, fabrication and distribution facilities, and vehicle storage and repair facilities. The proposed IC-G zoning district would permit the existing uses and was compatible with the use of the land and the surrounding area. The second site was comprised of five platted lots with the current uses of manufacturing, assembly and distribution facilities, warehouses, a gas well and a single family residence. Two of the lots were undeveloped at this time. The single family residence would become a non-conforming use with this proposed zoning change. The proposed zoning for the second site was also compatible with the use of the land and the surrounding area. Staff and the Planning and Zoning Commission recommended approval.

Council Member Gregory asked if there would be the need to duplicate this process on other parcels that were annexed that did not meet the default zoning.

Cunningham stated that none of the parcels that were annexed had official designation for zoning as they were all assigned the RD-5 zoning category. In the future if properties to be annexed wanted to have official zoning at the time of annexation staff or the property owner would request Council to act on that request.

Council Member Watts asked if any type of analysis had been done that if a request were received to build the same structure with the current code if it would come close to meeting code such as with setback requirements.

Cunningham stated that the structure might be non-conforming due to height or setbacks but it would still have the privileges of the Code.

Council Member Watts asked if the single-family home were demolished, would new construction have to meet current code.

Cunningham stated that whatever the zoning district was on the property at the time of construction would be the code requirements that would have to be followed.

The Mayor opened the public hearing for both Items B and C.

Patricia Adams, attorney for applicant, spoke in favor of the proposal. She stated that this was unique property because it was already largely developed. She indicated that some of the landscaping requirements did not fit well with the development in place. She asked that the City look at properties like theirs that might have problems meeting some of the landscaping requirements due to the fact that the properties might already be developed.

The Mayor closed the public hearing.

Council Member Watts asked if such a situation would be a Certificate of Occupancy issue and how it would apply to new tenants.

Cunningham stated that non-conforming uses were not required to meet current standards but had to keep what was there. If 10% landscaping was required and only 8% was there with the property already built, 2% would not have to be taken down to get to the landscaping requirement.

Mayor Burroughs stated that it sounded like these situations would fit into a small infill development category and staff might consider adding newly annexed properties to that category.

Council Member Gregory asked about issues with a Certificate of Occupancy that might affect the fire or electrical code.

Cunningham stated that staff would try to be flexible with that situation but life-safety issues would be held to the Development Code requirements before issuing a Certificate of Occupancy.

Council Member Watts stressed that there be a mechanism whereby if staff could make a call on flexibility with the Code that there be criteria in place to do so. It could be a challenge on what was a life, health or safety issue.

Cunningham stated that building issues were governed by a separate set of Code requirements and each set provided how to deal with a Certificate of Occupancy and how to provide for flexibility.

Council Member Gregory motioned, Council Member King seconded to approve the ordinances for both Public Hearings B and C. On roll call vote: Council Member King "aye", Council Member Watts "aye", Council Member Gregory "aye", Council Member Roden "aye", Mayor Pro Tem Kamp "aye" and Mayor Burroughs "aye". Motion carried unanimously.

Ordinance No. 2011-192

- C. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing for a zoning change from Rural Residential 5 (RD-5) zoning district classification and use designation to Industrial Center General (IC-G) zoning district classification and use designation, on 22.03 acres of land legally described as Lots 3-7, Block A, Corbin Road Industrial Park Phase I; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommends approval (5-0).

This item was discussed and voted on with Item B.

**7. CITIZEN REPORTS**

- A. Review of procedures for addressing the City Council.
- B. Receive citizen reports from the following:
  - 1. Donna Woodfork regarding bringing rental property up to code in Southeast Denton.

Ms. Woodfork felt that a rental inspection program was needed in Denton to provide safety for diverse economic classes in Denton. Leased residential property would be included in this program. She felt there were many slum landlords in Denton who took advantage of the poor,

students, illegal immigrants, and felons. She would like to see a rental code program implemented by the present Council.

2. Rebecca Murdock regarding a smoke free ordinance in Denton.

Ms. Murdock thanked the Council for the consideration of a smoke free ordinance in Denton. A concern was the second hand smoke hazards. The economic impact of going smokeless had been watched throughout Texas with no negative economic impact noted when implementing a smoke free ordinance. She thanked Council for taking such an ordinance under consideration. Many felt Denton needed to move beyond a negative image

**8. 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.

Mayor Burroughs asked for a report outline on what alternatives, if any, were available for granting an individual a specific use permit for a group home in a mainstreaming context.

Mayor Burroughs asked staff to research a mechanism to zone property at the time of annexation.

Council Member Roden asked for a clarification on what could be done in temporary situations to house more than 4 non-family members in one single-family residence.

- B. Possible Continuation of Closed Meeting under Sections 551.071-551.086 of the Texas Open Meetings Act.

There was no continuation of the Closed Meeting.

- C. Official Action on Closed Meeting Item(s) under Sections 551.071-551.086 of the Texas Open Meetings Act.

There was no official action on Closed Meeting Items.

With no further business, the meeting was adjourned at 8:02 p.m.

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MARK A. BURROUGHS  
MAYOR  
CITY OF DENTON, TEXAS

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JENNIFER WALTERS  
CITY SECRETARY  
CITY OF DENTON, TEXAS