

The Board of Commissioners of the Town of Denton held a Regular Scheduled Meeting on Monday, March 3, 2025 at 6:00pm at Town Hall. Revised copy  
The following members were in attendance: Mayor Larry Ward, Mayor ProTem Deanna Grubb  
Commissioners: Anne Carter Bean, Scott Morris, Hayden Hicks, Barbara Hogan  
Town Attorney, Misti Whitman, Town Manager, Angel Jenkins, Town Clerk, Paula Hedrick

**1. Call to Order**

Mayor Ward called the meeting to order at 6:00pm

**2. Pledge of Allegiance**

Mayor Ward led the Pledge of Allegiance

**3. Adoption of Agenda**

Mayor ProTem requested to add 13a Professional Services Agreement with LaBella to the agenda.

-Commissioner Morris made a motion to approve the agenda with the addition of 13a. Professional Services Agreement with LaBella.

-Commissioner Bean seconded the motion. Motion passed unanimously (5/0)

**4. Approval of February 3, 2025, and February 25, 2025 Minutes**

-Commissioner Hogan made a motion to approve February 3<sup>rd</sup> and February 25<sup>th</sup> minutes.

-Commissioner Hick's seconded the motion. Motion passed unanimously (5/0)

**5. Public Comment**

*Citizens may speak on items not listed on the printed agenda.*

*Please state your name and address and observe the three-minute time limit.*

Kimbrell Markham 4963 Valley Farm Road, Denton requested to address the Board.

Mr. Markham thanked the Board of Commissioners for approving more time for the citizens to seek legal council and expert witnesses for the Solar Farm hearing. Mr. Markham asked the Board of Commissioners to consider extending the timeframe to allow for additional time as it has been hard for the citizens to obtain legal council in such a short period of time.

Mr. Markham stated that a State Representative has stated that the Solar Farm is a "done deal". Mr. Markham stated that if that is the case please just say so, he and others are putting in a lot of time researching that could be used for something else if that is the case.

Mr. Markham stated that our logo for the town, "Great place to live and grow", what is the solar farm going to add to the town?

Mayor Ward thanked Mr. Markham for his comments and stated that the Board would take it into consideration.

**6. Davidson County Tourism-Recreation Investment Partnership (TRIP) Board – Chris Phelps**

Mr. Phelps stated that he attended the Denton Street Festival in October 2024, he set up a display area for public input. The Johnson Park area was well accepted and many good ideas were shared. Currently the park area is approximately 5.08 acres, with a hardwood canopy. There are currently three existing brick fireplace/grills that could be repaired and used. The top five amenity request made

by the public were Disc Golf, Shelters, Corn Hole, Pickleball or Exercise stations along with walking trails.

The expected cost for the park would be \$216,050.00, noting that this project could be completed in phases. During Mr. Phelps conversation with the public, it was shared that some of the businesses in town would like to help fund the project. Mr. Phelps mentioned that the TRIP Board would donate time and equipment at no cost to the Town to start the process. Mr. Phelps stated that there are many different funding sources that we could look at. (Documentation attached for reference)

- Commissioner Hogan made a motion to move forward with the renovations to Johnson Park.
- Commissioner Morris seconded the motion. Motion passed unanimously (5/0)

**7. Resolution 24/25-07 in Support of HB24 An Act to Restore the Authority for Local Governments to Initiate Downzoning**

Ms. Jenkins stated that House Bill 24 (HB24) is an act to restore the authority for local governments to initiate downzoning. Provisions within legislation would be supportive of local municipal governments to make their own zoning decisions based on the will of the voters that elected them. This would allow decisions to be made on a local level, verses on the state level, giving power back to the local governments.

- Commissioner Morris asked if the League was supporting HB24.
- Ms. Jenkins stated that she had reached out the North Carolina League of Municipalities (NCLM) and they are in support of HB24
- Mayor ProTem Grubb made a motion to approve Resolutions 24/25-07 in Support of HB24.
- Commissioner Hicks seconded the motion. Motion passed unanimously (5/0)

**8. Resolution 24/25-08 Accepting S.L. 2023-134 Appropriations Act Directed Project Funding for DWI Project Number SRP-D-134-0231- AMI Meter Project**

Ms. Jenkins stated that we have received the funding letter accepting the 2023 appropriations for the DWI - AMI Meter Project. We need to approve Resolution 24/25-08 to move forward with the meter project.

- Commissioner Morris made a motion to approve Resolution 24/25-08.
- Commissioner Hogan seconded the motion. Motion passed unanimously (5/0)

**9. Approve 2026 Deer Urban Archery Season January 10 – February 15, 2026**

Ms. Jenkins stated that we have supported the Urban Archery Deer seasons since 2019. There have been no changes to the program, and they have to meet specific requirements to participate in the program. Hunters must have written permission from landowners to hunt. Hunters must hunt from an elevated position or platform of 10 feet. No hunting is allowed on property owned by the Town of Denton. No arrow shall be discharged within 50 yards of a school, church, daycare or park.

- Mayor ProTem Grubb made a motion to approve the 2026 Deer Urban Archery Season January – February 15, 2026.
- Commissioner Bean seconded the motion. Motion passed unanimously (5/0)

**10. Consideration for Easter Holiday Luminaries at Harrison Park sponsored by the Denton Area Historical (Museum) Society – Barbara Hogan**

Commissioner Hogan asked the Board to consider approving the Denton Area Historical Museum to place luminaries outlining the walk in Harrison Park for Easter weekend April 19<sup>th</sup> and 20<sup>th</sup>. Each luminary will be \$5.00 in honor or memory of someone special.

- Mayor ProTem Grubb made a motion to approve Denton Historical Museum Society to place luminaries in Harrison Park Easter weekend.

-Commissioner Bean seconded the motion. Motion passed unanimously (5/0)

**11. Consideration of Street Closure Request from the Nehemiah Foundation to Host Car Show Annually on the First Saturday in June- by Ordinance 24/25-01**

Ms. Jenkins stated that we have received a request from the Nehemiah Foundation and Helping Hands to host an Annual Car Show the first weekend in June each year to raise funds for individuals in the community with medical needs. They have asked for consideration of street closure, Peacock Avenue between Daniel Street and South Main Street.

Ms. Jenkins stated they have applied early enough to meet the North Carolina Department of Transportation (NCDOT) notification requirements.

-Commissioner Bean asked that they notify area businesses of the closure.

Mrs. Jenkins stated that she would let the organization know to reach out to the few businesses that are in this location.

-Commissioner Hogan stated that this year's beneficiary will be Kale Watkins.

-Commissioner Hogan made a motion to approve Street Closure request from the Nehemiah Foundation to host Car Show annually.

-Mayor ProTem Grubb seconded the motion. Motion passed unanimously (5/0)

**12. Consideration of Voluntary Annexation Request for the Old Farm Place Subdivision**

Ms. Jenkins stated that the Town has received the Voluntary Annexation request from the Old Farm Place subdivision. The subdivision will have 98 single family homes, one entrance in and out on Highway 109. If the Board approves the voluntary annexation, it will then go before the County Commissioners for review and approval. Ms. Jenkins stated that all setbacks have been met.

Ms. Whitman stated that all you are voting on will be the request for voluntary Annexation.

-Commissioner Morris made a motion to approve the [petition for Public Hearing for the](#) request for Voluntary Annexation from the Old Farm Place Subdivision.

-Commissioner Hicks seconded the motion. Motion passed unanimously (5/0)

**13. Approve the Updates to the Jobs and Business Creation and Business Beautification Grant**

Ms. Jenkins stated that before you have a red-lined document with the requested changes from our February 3, 2025 meeting. Please review and advise if all changes have been made according to the requests made.

-Commissioner Bean asked if the budget amount for this remains at \$8,000.00

- Ms. Jenkins confirmed, the overall budget amount for this grant is \$8,000.00. Total amount of all payments to any one business at the same location shall be \$5,000.00.
- Commissioner Morris asked if the new changes could be made retro-active.
- Ms. Jenkins stated, the changes could be made retro-active and asked what date they would like to make that date.
- Commissioner Hogan asked how we would notify new businesses.
- Ms. Hedrick stated that we have designated an area on our website, and we will provide information to new businesses.
- Commissioner Morris made a motion to accept the changes to the Jobs and Business Creation and Business Beautification Grant with the retro-active date of January 2024.
- Commissioner Hogan seconded the motion. Motion passed unanimously (5/0)

**13a. Approve the Professional Service Agreement with LaBella Associates.**

Ms. Jenkins stated that we received a Professional Service Agreement from LaBella this afternoon for the Town of Denton Identification and Repair of the Inflow & Infiltration (I/I) into the Wastewater Collection System.

-Commissioner Morris asked if this is for the whole town.

Ms. Jenkins stated that it was.

-Commissioner Bean stated that since they just received, she would like to have time to review this in detail.

-Commissioner Morris stated that the Town needs to move forward with this project.

-Ms. Whitman stated that in reviewing quickly through the agreement it does state under termination, that either party may terminate this agreement for cause upon seven days written notice with an opportunity to cure any default during that period.

-Commissioner Bean stated that since Ms. Whitman feels that we should be ok with going ahead and moving forward based on the termination statement giving 7 days in the agreement.

-Commissioner Morris asked about Trans State.

-Ms. Jenkins stated that the project will be through LaBella and they will be subcontracting out to Trans State. Ms. Jenkins advised that Wooten Engineering uses Trans State as well for projects.

-Commissioner Bean made a motion to approve the Professional Service Agreement with LaBella Associates for the I/I project.

-Mayor ProTem seconded the motion. Motion passed unanimously (5/0)

**14. Town Department Head Reports**

Administration – Paula Hedrick

Public Works – Michael High

Police Department – Chief Mike James

Water Treatment Plant – Jason Faunce

(Documentation attached for reference)

Wastewater Treatment Plant – Troy Branch



## **15. Town Attorney Update**

Ms. Whitman stated no update at this time. Anything that she needs to state will be covered in Closed Session.

## **16. Town Manager's Report**

Ms. Jenkins stated that she has reached out to NCDOT and Duke Energy and is waiting for a reply to set a meeting with them.

-Commissioner Morris asked who would be performing the Hydraulic study.

Ms. Jenkins replied that Wooten Engineering will perform the Hydraulic study.

-Commissioner Morris asked about the Thermo Connection

Ms. Jenkins stated that she will follow up with Summey Engineering.

## **17. Commissioner Comments / Concerns**

There were no other comments or concerns.

## **18. Closed Session in Closed Session – In Accordance with the N.C.G.S. 143-318.11(a)(3) Attorney/Client Privilege and (6) Personnel**

Mayor Ward asked for a motion and second to go into Closed Session. 7:35pm

-Mayor ProTem made a motion to go into Closed Session.

-Commissioner Hicks seconded the motion. Motion passed unanimously (5/0)

Mayor Ward asked for a motion and second to come out of Closed Session. 8:15pm

-Commissioner Hogan made a motion to come out of Closed Session.

-Mayor ProTem seconded the motion. Motion passed unanimously (5/0)

The Board met in closed session and no action was taken.

Mrs. Jenkins asked the Board to add item 18a. Approve loan process with First Bank – Police Department Vehicle Loan.

### **18a. Approve loan process with First Bank – Police Department vehicle loan.**

Ms. Jenkins stated that with the approved budget, the Police Department was approved to purchase a vehicle with funding through a bank loan. First Bank requires a statement from the Board showing approval for the item to be funded. We need a motion and second to approve the loan process with First Bank and state who has authority to sign the financing paperwork for the Dodge Charger.

-Commissioner Morris made a motion to approve the loan process with First Bank, giving Angel Jenkins, Town Manager and Paula Hedrick, Town Clerk authority, to sign loan documents.

-Commissioner Hicks seconded the motion. Motion passed unanimously (5/0)

## **19. Announcements**

- Planning & Zoning – March 10, 2025
- Parks & Recreation – March 17, 2025

**20. Board of Commissioners Adjournment**

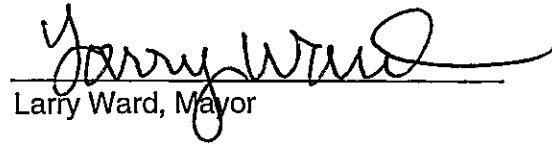
Mayor Ward asked for a motion and second to adjourn. 8:20pm

-Mayor ProTem Grubb made a motion to adjourn.

-Commissioner Bean seconded the motion. Motion passed unanimously (5/0)



Paula Hedrick, Town Clerk

  
Larry Ward, Mayor