

The Board of Commissioners of the Town of Denton held a Regular Scheduled Meeting on Monday, January 5, 2026 at 6:00pm at Town Hall. (Correction)

The following Board members were in attendance:

Mayor Scott Morris, Mayor Pro Tem Deanna Grubb; Commissioners: Anne Carter Bean, Larry Ward, Hayden Hicks, Barbara Hogan

Support Staff: Town Attorney, Misti Whitman; Town Manager, Angel Jenkins; Town Clerk, Paula Hedrick

1. Call to Order

Mayor Morris called the meeting to order at 6:01pm

2. Pledge of Allegiance

Mayor Morris led the Pledge of Allegiance

3. Adoption of Agenda

Mayor ProTem Grubb made a motion to adopt Agenda

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

4. Approval of December 1, 2025 & December 8, 2025, Minutes

-Mayor ProTem Grubb stated correction to Item 5 on December 1st minutes. Mayor Ward read the Proclamation Recognizing Commissioner Bean.

-Commissioner Bean stated correction to Item 9 on December 1st, vote count was (4/0), with Commissioner Bean being appointed to fill Board Vacancy.

-Commissioner Bean stated correction to Item 3 on December 8th minutes, vote count was (4/0) with Commissioner Hogan arriving later in the meeting.

-Mayor ProTem made a motion to approve Minutes for December 1st and December 8th with stated corrections.

-Commissioner Hicks 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.

No one present to speak

6. Recognition of Miss Denton Pageant Queens - Little Miss Denton Lena Hughes, Junior Miss Denton Hailey Bustos-Benites, Miss Denton Taylor Manus – Mayor Scott Morris

Mayor Morris recognized the Miss Denton Pageant Queens and thanked them for their representation of the Town of Denton. He presented each of them with a Town lapel pin.

-Debbie Sigmon thanked the Board of Commissioners for inviting them to attend the meeting. Ms. Sigmon stated that she is very proud of the queens and they are great ambassadors for the Town of Denton, from the Coast to the Mountains.

7. Police Department Swearing in of Captain Richard Tester – Misti Whitman

Ms. Whitman swore in Captain Tester. Captain Tester's wife then pinned his badge.

8. Review 2026 Davidson County Tax Updates – Casey Smith, County Manager

Casey Smith, County Manager for Davidson County, presented the Board of Commissioners a breakdown of Tax Collections by Jurisdiction for the Fiscal Year of 2025. (Breakdown attached to the minutes for reference) Mr. Smith explained, collections and foreclosures have driven the cost analysis of the process. In reviewing the information, note that the Town of Denton has not paid the County for processing the Tax bills. There is no agreement on file between the County and the Town regarding tax collections.

The Town of Denton is the only municipality that collects taxes for the County. There are expenditures associated with having a pay station in Denton, without a reimbursement of collection fees for the Towns tax bill processing.

The Town of Denton has a small number of foreclosures verses other municipalities. The foreclosures overall are the biggest expense for the Tax Department.

-Commissioner Hogan asked why the Town of Denton has been allowed to go so long without an agreement with the county. Commissioner Hogan also stated that the location needs to remain open for the convenience of senior residents and others in our area.

-Mr. Smith stated that he believed the agreement between the Town and the County was a handshake agreement. Mr. Smith stated that he is working to get formal contracts in place for all towns. In regard to keeping the pay location in Denton, he stated that he cannot do it forever but is willing to give a little time for the transition to the County office.

-Commissioner Bean asked how many citizens pay taxes at our location.

-Ms. Jenkins stated that we could pull that information.

-Mayor Morris asked when the new reevaluation of the taxes will be made available.

-Mr. David Rickard stated it would be the first week of February 2026.

-Mr. Smith stated that the State of North Carolina is making the Counties do a reevaluation more frequently. All 100 Counties are affected by this change.

-Mr. Smith stated that the recommendation for implementing the cost increase to the municipalities will be over a 3-year period, staggering percentage increases instead of all at once.

-Mr. Smith provided a draft of the Interlocal Agreement between Davidson County and the Town of Denton for the Board of Commissioners to review and advise to reach out with any questions.

-Mr. Smith stated that he would like to have the agreement approved no later than March 2026.

9. Fiscal Year 2024-2025 Audit Report – Eddie Carrick

Mr. Carrick provided the Board of Commissioners with a full audit review for fiscal budget year ending June 30, 2025. Mr. Carrick referred to pages 3-12, the Management's Discussion and Analysis as the best place to review the audit.

Mr. Carrick highlighted areas of the General Fund and Enterprise Fund (Water/Sewer). (A copy of the audit is attached to the minutes for reference.)

Per requirements of the North Carolina Local Government Commission, each member of the Board will be required to sign the letter to the State Treasurer's Office stating that the Board is aware of the Indicator for Concern. (Indicator for concern is due to high inflation in repairs and supplies, operating expenses were more than anticipated. Town is monitoring expenses and will adjust rates as necessary.)

This will be provided at the February meeting.

-Mayor Morris asked what the current Appropriated Fund Balance is for the General Fund.

-Mr. Carrick stated that the Fund Balance is \$2.74 Million, Undesignated Fund Balance is \$2.32 Million. (Reference documentation is noted on page 1 of the Town of Denton Analysis 2025 Item #3)

-In reviewing the Cost of Water calculations for selling bulk water to Handy Sanitary District, Mr. Carrick stated that the rate calculated for the 25/26 year is based on 24/25 figures. The cost of water is a year behind, and it is costing the Town. This is something that needs to be negotiated, with prices continually going up for chemicals, materials and staff to keep up with the demand.

-Mr. Carrick stated in the overall conclusion, the Town of Denton is financially healthy, well-managed, and low-risk from an audit standpoint, with no material misstatements, no compliance issues, and strong fiscal discipline.

10. Public Hearing for Consideration of Rezoning Request for Town of Denton Property Parcel #0705100010010 located at South Jones Street from Neighborhood Business to Light Industrial. – Angel Jenkins

Ms. Jenkins stated this request is to rezone the Town's property located at the corner of South Jones Street, James Avenue and Peacock Avenue from Neighborhood Business (NB) to Light Industrial (LI), formerly the Town impound lot. This rezoning would be consistent with surrounding parcels being a combination of Neighborhood Business and

Light Industrial.

Ms. Jenkins stated that the Planning and Zoning Board heard the rezoning request today, January 5, 2026, at 5:30. They approved the request and recommend the Board of Commissioners to approve the rezoning request.

Mayor Morris declared the Public Hearing open at 6:45pm

No one came forth with questions or comments.

Mayor Morris declared the Public Hearing closed 6:45pm

-Commissioner Hogan made a motion to approve the Rezoning Request for Town of Denton Property Located at South Jones Street, Parcel #0705100010010 from Neighborhood Business to Light Industrial.

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

11. Public Hearing for Consideration for Rezoning Request for Parcel #0705400150019 located on Daniel Street - from R15-Medium/High Density to R8-High Density – Angel Jenkins

Ms. Jenkins stated the Public Hearing is to review the rezoning of parcel #0705400150019 located on the corner of Daniel Street and Finch Avenue from R15 Medium/High Density to R8 High Density. The owner of the property, Mr. Kenneth Summey, has filed a recombination to create one parcel. Part of the southern portion of the property remains R15 with most of the property being zoned R8.

Ms. Jenkins stated the Planning and Zoning Board met today, January 5, 2026, at 5:30pm to continue the tabled Public Hearing for this request. The rezoning request was approved with a vote of 5/1. [Yays: Burns, Johnson, Small, Brock, Beanblossom. Nays: Lofflin] Staff recommendation is to approve the rezoning from R15 to R8.

-Mayor Morris declared the Public Hearing open 6:47pm

Mayor Morris asked Mr. Kenneth Summey if he would like to speak regarding this request.

-Mr. Summey stated his intentions are to put single-story duplexes on the property. It has not been determined as to the quantity until they have confirmation the rezoning goes through. Mr. Summey stated that they do background checks on all their tenants.

Mayor Morris asked if there were any others that would like to speak for or against this rezoning request.

Michisha Campbell, a resident at 384 Daniel Street, stated that they [the Planning and Zoning Board] had a meeting in August regarding rezoning of this property. Ms. Campbell stated that they provide a petition with 187 signatures opposing more High-Density

properties in this neighborhood. Ms. Campbell stated that the area already has sewer issues. She showed a photo taken December 26th of sewer issues in the area. Ms. Campbell stated that in August [the Planning and Zoning Board] had requested that plans be submitted for review prior to the rezoning.

Mayor Morris stated that we cannot ask for the plans during a rezoning review and referred the question to Ms. Whitman.

-Ms. Whitman stated that is correct, when there is a rezoning request we cannot ask for plans, we are only considering the rezoning request at hand, as long as it meets the criteria allowed in our zoning ordinance for R8 High-Density. Plans will be submitted after the rezoning for approval.

-Commissioner Hogan asked Michael High, Public Works Director, if he was aware of a problem in that area with the sewer.

-Mr. High, stated that they have not had issues in that area for quite some time and there are very few work orders for sewer issues in that area.

-Debra Myers resident at 42 East Noell Avenue has property that adjoins Mr. Summey's property. She would just like to see single family homes built or if duplexes are built that they consider having duplexes for seniors. She has noticed that many surrounding towns are now offering senior living apartments.

-Tokhanh Small, (Mr. Summey's daughter) stated that they want to provide a good, safe area for the neighborhood. They have remodeled and flipped multiple homes in the Denton area: Spring Street, Garner Street, East Salisbury Street, improving the property greatly. For their rental properties, they do background checks on all tenants. Ms. Small stated that she loves Denton and wants them to be good safe homes.

Mayor Morris clarified that we are only rezoning 145' x 100', Mr. Summey could already build apartments on the property that he has.

-Ms. Jenkins confirmed that is correct.

Mayor Morris declared Public Hearing Closed 6:58pm

-Commissioner Ward made a motion to approve the rezoning of parcel #0705400150019 from R15 to R8-High Density.

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

12. Approve Agreement with North Carolina Department of Transportation for AST paving Town Maintained Streets – Angel Jenkins

Ms. Jenkins presented the North Carolina Department of Transportation (NCDOT)

agreement with an estimated cost of \$83,000 for applying Asphalt Surface Treatment (AST) to Town maintained streets. This is a standard agreement, and it was sent to Ms. Whitman for review. The agreement is between NCDOT and the Town of Denton. The State will put out bids for Contractors for the project, the Contractor will be selected and awarded by NCDOT. Ms. Jenkins stated that they have 18 months to complete the project. Ms. Jenkins stated that staff recommendation is to approve the contractor chosen by NCDOT for the AST paving.

- Mayor ProTem Grubb made a motion to approve the NCDOT agreement for AST Paving of Town Maintained Streets.

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

13. Resolution 25/26-06 To Declare Town Surplus for Town Hall Cameras– Angel Jenkins

The Town has old cameras that were removed and basically are spare parts but not in the condition that they could be reinstalled elsewhere. We are requesting to surplus and dispose of the camera parts.

Commissioner Hogan made a motion to surplus the old Town Hall Cameras.

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

14. Consideration of Possible Appointments to the Planning & Zoning Board and Parks & Recreation Board Volunteers

Ms. Jenkins stated that we have three Planning & Zoning (P & Z) Board members seeking reappointment to the Board. (Dick Johnson, Kenny Small and Tom Beanblossom- already approved by Davidson County as our representative in the ETJ). Ms. Jenkins stated that leaves one vacant seat on the P & Z Board. We have received two applicants, Genie Russell and David White.

Ms. Jenkins stated that there are three vacant seats on the Parks & Recreation Board. One out of town and two in town seats. Currently, we do not have any applicants to review.

Ms. Jenkins stated that the Board can approve one of the two applicants for the P&Z Board or we can advertise again and review all applications at the February meeting.

-Commissioner Hogan made a motion to approve Genie Russell to the Planning & Zoning Board.

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

15. Approved 2026 Board of Commissioner Meeting Schedule- Angel Jenkins

Ms. Jenkins stated a copy of the 2026 Board of Commissioners Meeting Schedule has been

provided. All regular meetings of the Board are the first Monday of each month, except for September, and it is held on the first Tuesday due to the Labor Day holiday. been set, please review to see if there are any changes that need to be made.

Commissioner Bean made a motion to approve the 2026 Board of Commissioners Meeting schedule.

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

16. Town Department Head Reports - Documentation attached for reference.

- Police Department
Chief Mike James
- Fire Department
Chief Travis Morris
- Public Works
Michael High
- Water Treatment Plant
Jason Faunce
- Wastewater Treatment Plant
Troy Branch
- Administration
Paula Hedrick

17. Town Attorney Updates

Ms. Whitman stated that Board would need to update the Ordinance for the alleyway requested by Debra Myers, between East Finch Avenue and East Noell Avenue. The original did not list the correct parcels. This will be updated and presented to the Board at the next meeting.

Ms. Whitman stated that she has received several questions regarding the Board of Commissioners serving as the Board of Adjustments. We will need to discuss this further.
-Commissioner Hogan asked if we know the date the agreement was signed by Cyprus Creek Renewables. This date starts the 2-year window for the project.

Ms. Whitman has not received any documents stating the signed date and Ms. Jenkins stated that she will review and advise.

18. Town Manager's Report

Ms. Jenkins stated that we need to approve contract for Michael Potts, Denton Towing, for the use of Parcel #0705100010010 located at South Jones Street.

-Ms. Whitman stated she should have ready for review by the end of the week. There were a few changes to the contract that needed to be adjusted.

Ms. Jenkins stated that according to LaBella, State Utilities still have not closed the 2" lines. Michael High has researched equipment that we could purchase to close this line. Heather Miller is checking to see if the Town can use the funding to purchase the equipment.

LaBella is still waiting on the sewer mapping from Wooten Engineering to being the I & I project.

19. Commissioners Comments / Concerns / Update

Mayor Morris stated that there is a \$50,000 grant available through EDC and he asked the Board to make a list of projects they would recommend for this grant.

20. Closed Session - In Accordance with the N.C.G.S. 143-318.11(a)(3) Attorney/Client Privilege

Mayor Morris called the Board to go into Closed Session at 8:34pm

Mayor Morris called the Board to come out of Closed Session 8:56pm

-Commissioner Hicks made a motion to charge Handy Sanitary District out-of-town rates for gallons in excess of 1,200,000 gallons per day over a 30-day average.

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

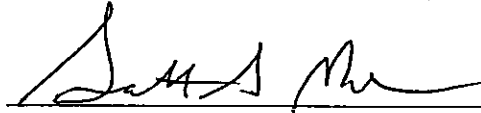
21. Announcements –

- January 19, 2026 – Martin Luther King Day - Town offices are closed
- January 20, 2026 – Parks & Recreation Board Meeting - 6:00pm

22. Board of Commissioners Adjournment

Mayor ProTem made a motion to adjourn: 9:03pm

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



Scott S. Morris, Mayor



Paula Hedrick, Town Clerk