

The Board of Commissioners of the Town of Denton held a Regular Scheduled Meeting on Monday, April 6, 2026 at 6:00pm at Town Hall.

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

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

1. Call to Order

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

2. Pledge of Allegiance

Mayor Morris led the Pledge of Allegiance

3. Adoption of Agenda

Mayor Pro Tem Grubb asked to add 15a R25/26-11 to the agenda.

Mayor Morris asked to add 15b Val Technologies to the agenda.

Mayor Pro Tem made a motion to add the above referenced items to the agenda.

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

4. Approval of February 24, 2026 & March 2, 2026, Minutes

Commissioner Hogan made a motion to approve February 24, 2026 minutes

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

Commissioner Hogan made a motion to approve March 2, 2026 minutes

Commissioner Ward 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. Proclamation for April 2026 Public Health Month - Janna Walker, Davidson County Health Promotions Director

Mayor Morris read Proclamation for April 2026 Public Health Month.

Ms. Janna Walker was present to accept the Proclamation on behalf of the Davidson County Health Department.

7. Proclamation Declaring April 2026 as National Volunteer Month in the Town of Denton

Mayor Morris read Proclamation Declaring April 2026 National Volunteer Month in the Town of Denton. Mayor Morris thanked all of our Volunteers for their time they invest in our community.

8. Review Renovation Project at 71 N Main Street – Paul Briggs

Mr. Paul Briggs with Paul T. Briggs Architect was present to speak on behalf of the renovations and provide an update to design development at 71 North Main Street, Town of Denton New Town Hall. Mr. Briggs shared Phase 1 of the renovations would include removal

of the canopy over the existing drive thru, add front and side canopy's, add three outside doors to restrooms, and renovations to the Board of Commissioner chambers. Mr. Briggs concluded that the outside bathrooms would have timed locks and the Board of Commissioner chambers would seat up to 150 people.

Mr. Briggs stated that Phase 1 of the contract for construction budget work will be \$250,000.

Commissioner Hogan made a motion to approve the updated A3, A3.1, A4, and A5 schematics and contract for construction budget in the amount of \$250,000.

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

9. Public Hearing for Resolution R-25/26-08 to Close an Undeveloped Roadway on Carroll Avenue dividing Parcel #0705400300001, 0705400220001 & 0705400220004 requested by Mark and Stephanie Clark. – Angel Jenkins

• Approve R-25/26-08 for the Undeveloped Roadway on Carroll Avenue

Ms. Jenkins presented Resolution R-25/26-08 to Close Undeveloped Roadway on Carroll Avenue dividing Parcel #0705400300001, 0705400220001 & 0705400220004 per the request of Mark and Stephanie Clark. Ms. Jenkins stated that the adjoining property owners were notified by mail, property was posted and the Public Hearing was advertised in the Denton Orator. Ms. Jenkins stated the undeveloped roadway runs the between Anderson Street and S. Jones Street. Ms. Jenkins stated that the request comes as staff recommendation to approve the roadway closure.

Mayor Morris declared the Public Hearing Open. 6:15pm

No one present to speak

Mayor Morris declared the Public Hearing Closed.

Commissioner Bean made a motion to approve R-25/26-08 to Close the Undeveloped Roadway on Carroll Avenue.

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

10. Public Hearing 2026003 for Consideration for Rezoning Request made by E H & A Investments, for Parcel #0704400630028 & 0704400630019 located at West Third Street– Angel Jenkins

Ms. Jenkins presented Public Hearing 2026003 to consider the rezoning request from E H & A (Mr. Wayne Shuler) for Parcel #0704400630028 & 0704400630019 located at West Third

Street. Ms. Jenkins stated the two parcels are currently zoned R15 and Mr. Shuler has requested the properties to be rezoned to R8. Letters were mailed to adjacent property owners March 10, 2026, property was posted with zoning notifications on March 10, 2026 and the Public Hearing notice was posted in the Denton Orator on March 18 and March 25, 2026. Ms. Jenkins stated the (P & Z) Planning and Zoning Board held a Public Hearing on March 23, 2026 and the P & Z Board denied the request (7/0). Ms. Jenkins stated that staff recommendation to approve the rezoning of both parcels from R15 to R8.

Mayor Morris declared the Public Hearing Open. 6:30pm

Mr. Joel Pierce, Contractor for E H & A stated the rezoning would give more flexibility. Mr. Pierce stated that they have had an engineer look at the run off and the impact should be less than 5%. The rezoning to R8 would increase the number of units, this would allow for 12 structures, with a mix of duplexes and single-family homes. Mr. Pierce noted that west of the creek is a lowline and will be unbuildable. The area is still low density. If the zoning remains R15 they will only be able to build 8 units.

Ms. Sharan Finik resident at 316 West Second Street, spoke and stated that she lives below the parcels listed and there had been drainage issues since she moved into her home. She has spent thousands of dollars to clear the ditch in hopes to help with the receding water.

Mr. Mike Williams resident at 194 West Third Street, stated he would like to know the set-back, what the buffer will be and is concerned with the number of cars that this would add to the area.

Mr. Jones Loflin resident at 80 Farmbrook Drive stated that the clearing of the land and grading would increase the storm water runoff. His home is located in the adjoining neighborhood but the creek line runs directly behind his home. Mr. Loflin would like to know if there is a new storm-water and erosion control plan in place. Mr. Jones presented photos of the current water issue that takes place at this home during heavy rain.

Mr. Carter Burns spoke in regards to the decision made by the Planning and Zoning Board.

Mayor Morris declared the Public Hearing Closed. 6:45pm

-Commissioner Hogan made a motion to deny the rezoning request by E H & A from R15 to R8.

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

11. Public Hearing 2026004 for Consideration for Rezoning Request made by Markham Properties, for Parcel #0705000530013A located at West Salisbury Street– Angel Jenkins

Ms. Jenkins presented the Public Hearing 2026004 for consideration for rezoning request made by Markham Properties, for Parcel #0705000530013A located at West Salisbury Street. The parcel is currently zoned R8, and the request has been presented to rezone the parcel to NB – Neighborhood Business. The parcels to the East of parcel #0705000530013A are NB and to the South is LI-Light Industrial.

Ms. Jenkins stated Public Hearing was posted in the Denton Orator on March 18 and March 25, 2026. Letters were mailed to adjacent property owners on March 10th and the property was posted with zoning notification on March 10, 2026. Ms. Jenkins stated staff recommendation is to approve the rezoning from R8 to Neighborhood Business. Ms. Jenkins stated that there is no easement and no restrictions.

Mayor Morris declared the Public Hearing Open. 6:48pm

Kimbrell Markham resident at 4963 Valley Farm Road was present for any questions.

Mayor Morris declared the Public Hearing Closed. 6:49pm

-Commissioner Bean made a motion to approve rezoning request for Parcel #0705000530013A located at West Salisbury Street from R8 to NB.

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

12. Uniform consideration – Tabled from March 2, 2026 meeting

- Cintas - Harley Davidson
- UniFirst – Bob Brummell

Mr. Davidson and Mr. Brummell met with employees from the Public Works Department giving them the opportunity to see what the offerings were from both companies. They shared those offerings with the Board of Commissioners and each had the opportunity to look at the garments.

The Board will take this recommendation under advisement.

13. Approval of Resolution R-25/26-09 and R-25/26-10 for Division of Water Infrastructure

Asset Inventory and Assessment Funding

- **R-25/26-09 - Wastewater Treatment System: Project #AIA-W-VUR-0026**

- Mayor ProTem Grubb made a motion to approve R-25/26-09 funding for Division of Water Infrastructure Asset Inventory and Assessment Funding.

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

- **R-25/26-10 - Water Treatment System: Project #AIA-W-VUR-0027**

- Mayor ProTem Grubb made a motion to approve R-25/26-10 funding for Division of Water Infrastructure Asset Inventory and Assessment Funding.

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

14. Approve Quote from Charlie's Concrete LLC for Sidewalks, Curb & Gutter – Angel Jenkins

Ms. Jenkins stated that the attached quote from Charlie's Concrete LLC is for the sidewalk repair project. (Refer to documentation for locations.) The quoted price is for the Public Works staff to remove the old sidewalks and haul it off. Charlie's Concrete will form, pour and finish sidewalks and curbs. Ms. Jenkins stated it is staff recommendation to approve Charlie's Concrete LLC to do the sidewalk projects listed in proposal. Ms. Jenkins stated that a Certificate of Insurance (COI) has been requested.

A request has been made for references and to have the Town of Denton listed as additionally insurance on the COI.

- Mayor ProTem Grubb made a motion to approve quote from Charlie's Concrete LLC for Sidewalks.

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

15. Approve the Interlocal Agreement with Davidson County for Tax Collections- Angel Jenkins

Ms. Jenkins asked if there are any additional questions or concerns regarding the Interlocal Agreement with Davidson County Tax Collections.

Ms. Jenkins stated her concerns regarding Section F where it stated that we must maintain one employee as a Deputy Tax Collector. After further review there are a lot of certifications required to fulfill this request.

Ms. Jenkins noted that Section G states that the remote collection site will no longer operate after July 1, 2027.

- Commissioner Hicks questioned the wording of 12B under Fees for County's Services. Will

need additional clarification.

-Commissioner Bean stated that she needs more clarification on the last sentence of 13b, "In all such instances, the County shall retain any and all such costs, fees, fines, and/or penalties, as the Parties agree that such funds are representative of the costs, fees, or expenses incurred by the County as a result of such action or inaction by the taxpayer."

-Commissioner Hogan asked if we could negotiate contract for one additional year.

Commissioner Hick's made a motion to table Interlocal Agreement with Davidson County for Tax Collections. Need to negotiate contract.

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

15a. Approve Resolution R25/26-11 A Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement. – Angel Jenkins

Ms. Jenkins stated the North Carolina League of Municipalities (NCLM) are offering grant funding that was awarded from the Office of State Budget and Management of Carolina Pandemic Recovery Office. The grant enables the League to provide "financial software and assistance program for units of local government for expenses related to COVID-19 pandemic".

Ms. Jenkins stated the service is for Municipal Accounting Service, Cybersecurity and Technical Assistance. The service is free, and is paid for by the Federal and State Government.

-Commissioner Bean asked if there was a timeline.

Ms. Jenkins stated she would ask for additional information.

-Mayor ProTem Grubb made a motion to approve Resolution R25/26-11 A Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement.

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

15b. Discussion regarding Val Technologies

Mayor Morris stated to remove 15b Val Technologies.

15. Town Department Head Reports (documentation attached for reference)

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

16. Town Attorney Updates

Ms. Whitman stated that she is currently working through the Handy Sanitary District. All other comments are reserved for Closed Session.

17. Town Manager's Report

Please refer to documentation attached.

18. Commissioners Comments / Concerns / Update

No additional comments and concerns.

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

Mayor Morris opened Closed Session at 8:17pm

Mayor Morris closed Closed Session at 9:45pm

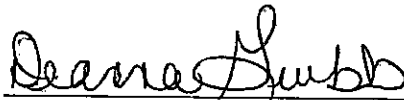
20. Announcements –

- 4/13/2026 – Planning and Zoning Board Meeting 6:00pm
- 4/14/2026 – Parks and Recreation Board Meeting 6:00pm
- 4/21/2026 – Spring Litter Sweep 5:30-7:00pm

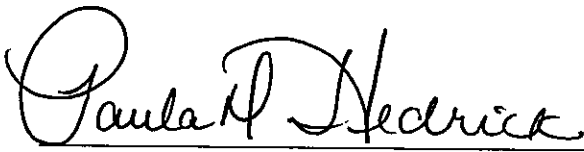
21. Board of Commissioners Adjournment

-Mayor ProTem Grubb made a motion to adjourn. 9:46pm

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



Deanna Grubb, Mayor ProTem



Paula D. Hedrick, Town Clerk