

November 17, 2025

At 6:00 PM Mayor McNinch called the Working Session of the Denton Town Council to order on this date, leading everyone in the Pledge of Allegiance to the Flag.

Attendance:

Council members in attendance included: Mayor McNinch, Councilman Johnson, Councilman Branson, and Councilman Taylor. Councilman Lister was absent.

Staff in attendance included: Scott Getchell, George Bacorn, Mark Chandler, Donna Todd, Katie Northam, and Emily Spencer.

Mrs. Lyndsey Ryan, Town Attorney, was also present.

Discussion was held on the following items:

His Hope Ministries

Councilman Johnson recused himself from this discussion due to conflict of interest because his wife is the Executive Director of His Hope Ministries and left the meeting room while this item was being discussed. Stefanie Johnson, and board members Andrew Breeding, Bob Iacono and Karen Gianninoto were all in attendance and gave a presentation and update regarding their proposal to develop a year-round shelter which would also be combined offices on the old Southern States property. They did indicate that their plans are negotiable and they only want a portion of this property. They are also hoping to partner with other agencies that will be utilizing the area. This new building will allow for year-round shelter, office space, more beds than they currently have and flexibility with the set-up for families.

Mayor McNinch asked if they had started fundraising and had looked at any other possible locations for the building. Mr. Breeding stated that fundraising has not started due to them finalizing the location first. He also stated that they have looked at another location, partnering with Aaron's Place, but it is not within Town limits. They believe permits would be an issue and that resources are better for their residents if they were located in Town limits.

Mrs. Gianninoto asked when the Town planned on making a decision. Mayor McNinch stated that the property was just recently released from the grant stipulations and that the Town is in no rush to do anything with the property. Mr. Iacono asked if the Town needed any other information from His Hope at this time, which the Mayor and Council all indicated that they had everything that they needed and were happy to know they were flexible on the space and were not asking for all three parcels.

Eden Estates Legal Agreements

Attorney Ryan reviewed the Declaration of Covenants, Conditions and Restrictions for Stormwater Management Agreement for Eden Estates. She went over the key points in the document and explained how the Town would be covered. A discussion was held on a few of the items. Mrs. Northam and Mr. Getchell explained that this is a standard document for any development and that this one is just more detailed to this particular development.

Councilman Branson had some concerns on if the property was sold if this agreement would follow the property. He indicated that he remembered when an open space parcel was sold in another development that caused legal issues. Mrs. Ryan stated that she would research that and review these documents to make sure that the Town is covered.

Councilman Taylor wanted it to be noted that this is only for Phase I and that new documents would need to be added for each Phase as the development progresses.

Mrs. Ryan then reviewed the Declaration of Covenants and Restrictions for Eden Estates Homeowners Association, Inc. Councilmembers had a few questions about some of the rules and definitions. Mrs. Ryan clarified that when reviewing these she is only looking for consistency with subdivision regulations and Town protection, not HOA restrictions. Councilman Johnson stated that he believes Council should not review Covenants because it is a liability issue. A discussion was held on this. Mrs. Todd stated that it is important to just make sure that each development has a HOA in place and that there is a Covenants, but it is not necessary for Council to review. That can be done administratively to be sure the Town is protected. Mrs. Ryan agreed and indicated that a change could be made in the Subdivision Regulations that are currently being reviewed.

Mrs. Ryan then reviewed the Public Works Agreement for the “Phase I of Eden Estates” Development. The most important part of this agreement is that the developer will need to reimburse the Town for any fees that are incurred by the Town. Also, roads, curbs, etc. need to be completed prior to any property being sold.

A discussion took place about what the final steps are for these documents and for this project. Mrs. Todd stated that this is currently an issue with the Forest Conservation documents, but they are hoping to have that settled soon. Mrs. Northan gave an update stating that they have a few things that need to be completed so that the final documents are ready to be signed.

2026 Council Meeting

Mr. Getchell presented the 2026 Council Meeting schedule and indicated that it would be put on the December agenda for approval. Councilman Taylor was told at a MML meeting that the 2026 Summer MML Conference will be June 14th -June 17th. This would mean the June 15th Working Session would need to be changed. There was discussion on whether this was accurate since MML has not put these dates on their website. Councilman Johnson suggested that a Working Session be added for June 22nd and then when MML formally announces the Summer Conference dates, one of the June Working Sessions be canceled. Everyone agreed.

2026 Holiday Schedule

Mr. Getchell presented the 2026 Holiday Schedule and indicated that it would be put on the December agenda for approval. Councilman Johnson made a comment about the Friday, January 2, 2026, being a bonus holiday. Mr. Getchell stated that it is in our approved 2025 Holiday Schedule and was just missed, it will be added to the 2026 Schedule.

Miscellaneous

Mr. Getchell discussed the holiday bonus checks for employees. He wanted to know if he was okay with proceeding with this. Mayor McNinch stated that this was already approved, so no vote was needed and he could proceed.

Mr. Getchell then indicated a speaker was needed for the Martin Luther King Day event. Councilman Johnson volunteered to be the speaker. Mayor McNinch spoke about the Water and Sewer Rate increase and the social media information being shared. She would like the Council and Staff to be prepared for complaints.

2025-25

Councilman Johnson stated that he thinks materials should be prepared for the next meeting including a capital improvement list, an operational and maintenance cost comparison from the last few years including electric and chemical bills, and a customer impact spreadsheet to provide to residents.

With no further business to discuss, Mayor McNinch adjourned the Working Session at 7:15 PM.

Respectfully submitted,

*Emily Spencer,
Deputy Clerk-Treasurer*