

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, January 3, 2023 at 6:00pm at Town Hall.

The following members were in attendance: Mayor Larry Ward

Commissioner ProTem Deanna Grubb

Commissioners: Scott Morris, Anne Carter Bean, Julie Loflin

Absent: Commissioner David Askew

Town Attorney, Misti Whitman; Town Manager, Angel Jenkins; Asst. Town Manager, Kelly Craver; 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

Commissioner Bean asked to add one item to the agenda for this meeting for further discussion of the pipe being donated by Davidson Land Development. Mayor Ward asked where in the agenda should we add. Town Manager Jenkins stated to add as item 9A.

Commissioner Morris made a motion to add item 9A to this meeting and adopt the agenda. Mayor ProTem Grubb seconded the motion. Motion passed unanimously. (4/0)

4. Approval of December 5, 2022 Minutes

Motion made by Commissioner Bean to Approve December 5, 2022 minutes, seconded by Mayor ProTem Grubb. Motion passed unanimously. (4/0)

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 in attendance.

6. Swearing in of Mike James as Auxiliary Police Officer – Mayor Ward asked that we table the swearing in of Mike James as Auxiliary Police Officer to the February meeting as he was unable to attend.

Motion made by Commissioner Morris to table the swearing in of Mike James till the February meeting, seconded by Mayor ProTem Grubb. Motion passed unanimously. (4/0)

7. Public Hearing for Consideration of Rezoning Property – Larry & Nicole Coggins (PIN ID 6678-02—68-8624 RA – LI.

Mr. & Mrs. Coggins are requesting their property to be rezoned from RA to LI in order to expanded their business on Gallimore Road. Property is currently split half in our Extra Territorial Jurisdiction and half in the county. They will have the County portion rezoned upon approval from the Town Board. This rezoning has been approved by the Planning and Zoning Board at their November 2022 meeting. Adjacent property owners were notified, property was posted per Town Manager Jenkins. Mayor Ward asked Larry Coggins, if he had any comments, Mr. Coggins stated that he did not have any questions or comments.

Open Public Hearing

Motion made by Commissioner Bean to Open Public Hearing in consideration of rezoning the Property of Larry and Nicole Coggins from RA to LI, seconded by Mayor ProTem Grubb.

Closed Public Hearing

Motion made by Commissioner Morris to Close Public Hearing, seconded by Commissioner Bean. Motion passed unanimously. (4/0)

Commissioner Morris asked if we act before the county or does the county act before us. Ms. Jenkins stated that we act before the county.

Motion made by Commissioner Morris to approve Rezoning property at Larry & Nicole Coggins located at 141 Gallimore Road (PIN ID 6678-02—68-8624) RA – LI

Mr. Coggins asked if he needed to go next to the county and if there were any paperwork that he needed to file.

Ms. Jenkins stated that we would file the necessary zoning paperwork with the county via email. Once Mr. Coggins goes to the county, they will have the paperwork to provide to him.

Seconded by Mayor ProTem Grubb, Motion passed unanimously. (4/0)

8. Approve Budget Amendment 2-FY 22/23 for the Purchase of Solar Radar Sign and Message Board -Angel Jenkins

Ms. Jenkins provided two quotes for the solar radar sign and message board. The message board is portable, easy to set-up, can be displayed on a tripod or pulled using a Reese hitch. We have been approved to receive one radar sign from the GHSP estimated value \$3,500.00. This budget amendment would be to appropriate the funds for the other two signs. Chief Hicks researched several types of signs and message boards. Both recommendations are great quality and will provide service for a long time.

Commissioner Bean questioned how easy is this to be set up and can the system be hacked.

Chief Mark Hicks indicated that it would be easy to set up online and as any operating system, it could be hacked as any other software.

Ms. Jenkins advised this is a cloud-based system and we would use their software.

Commissioner Morris verified that we would have a total of three units.

Ms. Jenkins confirmed that would give us two radar signs and one message board. One free from Government Highway Safety Program and two would be purchased.

Chief Hick's indicated that we have placed the one from Thomasville in the neighborhood to record number of cars traveling through the area and their speeds.

Mayor Ward inquired if our units would do the same and about the Warranty.

Ms. Jenkins indicated that according to the quote, there is a standard 2-year manufacturer warranty from date of delivery.

Commissioner Loflin questioned the renewal cost past the 12 months for TrafficCloud Message Suite.

Commissioner Bean questioned if the devices record pictures.

Chief Mark Hicks stated that he does not think that they do.

Ms. Jenkins, we will research further the cost past the 12-month initial cloud-based charge and if it takes pictures.

Commissioner Morris questioned if these were the two best quotes.

Ms. Jenkins stated that these are units that are approved by the Governors Highway Safety program. Ms. Jenkins asked if there were further questions and if they wanted to table until these questions were answered or approve based on contingent of getting these answers.

Mayor ProTem Grubb made a motion to approve the Budget Amendment 2-TY 22/23 for the purchase of Solar Radar Sign and Message Board, Seconded by Commissioner Bean.

Motion passed unanimously. (4/0)

9. Appoint Members to Parks & Recreation Board – Angel Jenkins

Ms. Jenkins stated that we have not received any new applications for the Parks and Recreation Board. The application from Sam Grimes which lives on Shiptontown Road, actually had either Board Parks and Recreation Board or Planning and Zoning Board checked on the application. One other applicant resided in Asheboro, which was not considered as they are further out. Applications were not included in this packet, as they were included with the December packet. According to our Parks and Recreation Board Ordinance, this board consist of an 8-member board, five in town, three in or out of town. Currently there are three seats that will start regular terms. Ms. Jenkins stated that the Board can operate with seven members as we have in the past. The question was asked about the Chair-person voting. Ms. Jenkins stated that the chairman of both the Planning and Zoning and the Parks and Recreation boards do no vote. The Board was in agreement that the Chair-person for Advisory Board should have voting rights. Ms. Jenkins stated the ordinance can be updated to include voting rights and attendance.

Commissioner Morris stated that each member of both boards should have a back ground check prior to taking a seat on either board.

Mayor Ward agrees with this statement.

Ms. Jenkins, confirmed that the following will be seated as follows...

Tony Ramsey will remain in his seat

Rebecca White was reappointed to her seat, 3-year term

Venus Chapman will fill a vacant seat, 3-year term

Lauren Surratt will fill a vacant seat, 3-year term

Susan Craven will replace Dylan Gallimore, 2-year term

Rosemary Cranford will fill a vacant seat, 2-year term

Christina Graham will replace Kelly Bledsoe, 2-year term

Sam Grimes will replace Kathy Easter, 1-year term

Motion made by Commissioner Bean to approve the above seats to the Parks and Recreation Board and to have each board member for both Parks and Recreation and the Planning and Zoning Boards to have a back ground check completed before the next meeting.

Seconded by Commissioner Morris. Motion passed unanimously. (4/0)

9a. Commissioner Bean would like to revisit the offer made by Chris Reid with Davidson Land Development LLC in regards to the 200' of pipe valued at \$10,000.00 needed for Broad Street and Spring Street extensions, Commissioner Bean feels that we need to accept the offer of the pipe.

Ms. Jenkins stated that the offer made by Mr. Reid was verbal and that we have not received written documentation with formal proposal.

Commissioners agreed for Ms. Jenkins to ask Mr. Reid for written proposal of this donation and documentation of what it would cost the town to have this pipe installed.

Mayor Ward asked Michael High to explain the current pipe situation.

Mr. High stated that they are running on 1.5" pipe line for 6 houses and future duplexes. Mr. High stated that the new pipe would allow us to loop this back in with the houses that are already there. The project would have to be engineered, State permits to replace with 2" pipe and there would be a 7-day turn-around timeframe.

Ms. Jenkins stated that we have reached out to Rural Water to review the hydraulic study and are awaiting their reply.

Misti Whitman asked if we had always asked the developers to install the upgraded water pipes.

Mr. High stated that some have and some have not.

Commissioner Morris stated that we have not.

Commissioner Morris and Commissioner Bean questioned if the pipe would be installed to the developer's property.

Ms. Jenkins stated it would. The developer will install their water lines.

10. **Town Attorney Update** – Misti Whitman

Attorney Whitman Happy New Year and all is well and good. Lots of things going on but there is nothing on public record to share at this time.

11. **Town Manager's Report** – Angel Jenkins

Town Manager Jenkins reviewed her report to the Board. A copy is attached to the minutes.

* John Fuller with Fuller Architecture is out of the office due to surgery and will be have a report for our February meeting.

*NC811, we have had several 811-location requests made during the month of December and we are tracking those through our iWork's work order system.

*LaBella Engineering report included, two new items added are the modifications at the Waste Water Treatment Plant and the Identifications/Repairs of I & I

* We are trying to transition to Bleach disinfection at the Waste Water Treatment Plant and Water Plant. Our current process used Chlorine, and our supplier doesn't provide this service any longer. Bleach may be cheaper than Chlorine, and a better process long term. Troy Branch stated bleach is much cheaper but it does cause a build up of salt, which would require the system to be flushed often. The cost of Chlorine is significantly higher and short supply.

*We have reached out to Airgas.

Ms. Whitman asked who our Airgas representative was, as she may have a contact with them.

Ms. Jenkins, our current representative is Mark McNeill.

* Summey Engineering Group-we are waiting on the engineering work for the water line extension on Highway 109. We requested the line to be looped instead of another dead-end line.

*Rural Water – Hydraulic Study on the system to find the areas of concern and develop a solution.

*Paving – Ms. Jenkins we are waiting for information from John Rhyne with Davidson County Department of Transportation.

Commissioner Morris, if there is no reply from Yates paving, you may want to reach out to Senator Steve Jarvis for some assistance.

*Water usage was higher than normal during the holidays. The Water Plant worked 24/7 from 12/23-12/27/2022 to keep up with demand. Our system had a few leaks, Handy Sanitary District had several and had issues with the Highway 49 tank.

*Public Works has installed several taps over the last couple of weeks, with several more to be installed.

*Leaf pickup is winding down; we will be getting them up a few more weeks with the

vacuum truck. We will pick up any bagged leaves after this service ends.

*We have a new employee starting with Public Works on January 17th.

*We have made a job offer for an ORC at the Water Plant. Waiting for reply from them.

*Waste Treatment Plant worked through everything being frozen and even shared pictures.

*The Waste Water Treatment Plant had their State Inspection just before Christmas, and did well. We are waiting for the final report.

*Police Department will have a staff member on vacation next week, Chief Hicks will be covering his shift.

*Chief Hicks and Capt. Scherer will be attending Chief's Conference in January 2023.

*The radar sign was placed in the Forest Park Community on 12/29/22. We borrowed one from Thomasville, with the holiday season, we were delayed in receiving it. We plan to run ghost radar for 7 days and then 7 days with active sign. We will provide this information at the February meeting.

*The Fire Department is looking for Part Time staff and volunteer firemen. If you know of anyone that would be interested in joining the fire department, please have them reach out to Chief Dorsett.

*Town Hall had the students at Denton Elementary make the decorations for the tree this year. It is really cute.

*Love Lights ornaments are ready for pickup at Town Hall.

*Town Clerk, Ms. Hedrick painted rocks and placed around town for people to bring by Town Hall for a Christmas surprise. We still have 6 rocks out there! Be on the lookout.

*Ms. Hedrick is registered for Clerk's Academy starting February 13-17, 2023, and Ms. Jenkins stated she would be attending the Manager's Conference in Winston-Salem the first week in February.

*There has been no response to our last email to Mr. Schuler in regards to the Apartment Complex on Highway 47.

*Mayor Ward and Ms. Jenkins will be visiting local businesses next week. We have such a great community and are fortunate to have dedicated businesses in Town.

12. Commissioner Comments / Concerns

*Commissioner Morris asked if we could reach out to Duke Energy about adding street lights on Highway 109 coming into town near the Handy Sanitary District office, new developments and other areas in town. (North of town on Highway 109, Kenny Avenue, Harvard Street and Broad Street).

Ms. Jenkins stated she would reach out to Duke Energy about the additional lights for the new developments and to do a cost study for the other areas in town.

*Commissioner Morris asked if we have cameras at the Water Plant. Ms. Jenkins advised that the system in place is recorded internally and saved on DVR. It is 4 years old and not online. Coverage area is of the outside of the Water Plant only.

Ms. Jenkins to inquire with Tavis Curry to see if we can access the footage.

*Commissioner Morris ask if the Police Department has resumed their business and community visits.

Chief Mark Hicks indicated that they have resumed their business and community visits.

*Commissioner Bean asked if we were low on Public Works Staff.

Ms. Jenkins stated no due to a new hire that will start in Mid-January 2023.

*Ms. Jenkins we are currently down one officer at the Police Department.

*Ms. Jenkins we have made an offer for the Water Plant ORC position.

*Commissioner Bean requested reports from the Fire Department and Police Department.

Ms. Jenkins stated she would provide once they become available.

*Commissioner Morris asked if we have heard anything back from Mr. Schuler.

Ms. Jenkins advised we have not at this time.

*Mayor ProTem Grubb asked what the process would be to close Roosevelt Street.

Ms. Jenkins replied that she would need submit a petition to close the street. Ms. Jenkins would be glad to provide additional details of what is needed to file petition.

13. Updates / New Business

Chief Mark Hicks indicated that the building next to the Railroad near the Caboose is in poor condition and the building is hazardous. Part of the floor has caved in, the roof is falling in and the door will not stay closed. This building is owned by CSX. He has reached out to CSX regarding the process of having this building removed. CSX reported that the town was going to demo this building and the Railroad through town is currently operated by Winston Salem Southbound.

Ms. Jenkins stated the Town went through the process with CSX to gain the rights to remove the old Town Hall building. It's a process getting to the right person.

Announcements

January 16, 2023 – Town Offices Closed – Holiday
Planning & Zoning Board Meeting – 6:00pm

Planning and Zoning Board will still meet on January 16th, as we did not catch that the 16th was a state holiday. We have already published in The Denton Orator that there will be three Public Hearings at this meeting.

*Commissioner Morris asked about the properties that were requested to be rezoned.

*Ms. Jenkins stated that the Corner of Finch Ave and Anderson Street from a R15 to R8.

*Ms. Jenkins noted that at 480 Denton Road, this is currently zoned as a LI and they are looking to rezone to R8. Two requests were made, one to rezone and second, to request a Special Use Permit for a Class A Manufactured Home (double wide).

*Commissioner Bean asked if the other single wide was removed on Denton Road.

Ms. Jenkins stated that it was.

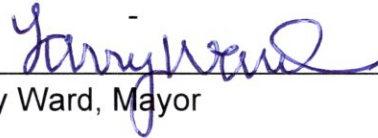
*Commissioner Morris confirmed that Family Dollar/Dollar Tree have closed on the property on Highway 109

*Ms. Jenkins confirmed that Century Hosiery located on Garner Road was purchased by Ultra-Mek.

14. Board of Commissioners Adjournment

Mayor ProTem Grubb made a motion to adjourn, Commissioner Bean seconded the motion. Motion passed unanimously. 4/0

Meeting closed at 7:08pm



Larry Ward, Mayor



Paula Hedrick, Town Clerk