

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, October 3, 2022 at 6:00pm at Town Hall.

The following members were in attendance:

Mayor Larry Ward, Mayor Pro Tem Deanna Grubb

Commissioners: Julie Loflin, David Askew, Scott Morris, Anne Carter Bean.

Town Attorney Misti Witman; Town Manager; Angel Jenkins, Interim Asst. Town Manager, Kelly Craver; Interim Town Clerk, Robin Garrison

1. Call to Order- Mayor Ward called the meeting to order at 6pm.
2. Pledge of Allegiance- Mayor Ward led the Pledge of Allegiance.
3. Adoption of Agenda-Commissioner Morris requested to add to the agenda 9 A for Discussion on the Complex on Highway 47 zoning.
Commissioner Grubb made a motion to approve the agenda with the addition of item 9A: Discussion on the Complex on Highway 47 Zoning. Commissioner Bean seconded the motion. Motion passed unanimously. (5-0)
4. Approval of September 6, 2022, Minutes- Commissioner Grubb made a motion to approve the minutes. Commissioner Bean seconded the motion. Motion passed unanimously. (5-0)
5. Public Comment- Karisa Soles, 125 Dot Street and Levi Morris, 249 Cedar Branch Lane, both presented statements to the Board regarding their concerns with Tiffany's Bar and Grill as former employees.
Vivian Van Danse, 398 Bryon Street, stated her concerns with the proposed fencing to be installed at the Handy Sanitary District water tank located at the south end of Bryon Street. Ms. Van Danse also has concerns about the unopened roadway that joins her property.
6. Proclamation in Memory of Former Commissioner, Wayne Plaster – Angel Jenkins
Mrs. Jenkins welcomed Scott Plaster to the meeting and expressed gratitude for the service that his Dad, Wayne Plaster provided to the community.
Mayor Ward read the Proclamation honoring Wayne Plaster's service to the Town of Denton, as well as his many accomplishments as a teacher and coach.
7. Consideration of approval of projects and budget estimates for NC Infrastructure Funds and ARPA funds – Mr. Craver presented the recommendations to the Board

for the infrastructure projects that LaBelle has recommended. A copy of this information is attached to the minutes.

Commissioner Morris made a motion to submit estimates to the State. Commissioner Grubb seconded the motion. Motion passed unanimously. (5-0)

8. Discussion on Architecture Firm Responses to Request For Qualifications (Town Hall/Recreation Project)- Mrs. Jenkins reviewed the five (5) firms that submitted to our response for an RFQ for services for the Town Hall project at 71 N. Main Street. The Board discussed the submissions and decided to interview firms: Metropolis Architecture, Paul Briggs Architecture and John Fuller Architecture. Mrs. Jenkins will contact those that were selected and set up an interview with them at the proposed site.

9. Discussion on W. Johnson Park Project – Angel Jenkins – Mrs. Jenkins stated that Commissioner Morris asked to discuss the development of W. Johnson Park. The Parks & Recreation Board requested in 2021 to have a Capital Account created to work towards the park’s development. There is a design that was created by a group from NC State University. This diagram provided walking trails, picnic shelters and natural areas.

Commissioner Morris stated he thought the park needed to be developed with the housing development that is being built. A committee will be formed to develop a plan to present to the Board for W. Johnson Park. Mayor Ward, Commissioner Morris, Mrs. Jenkins, and a

member from the Parks and Recreation Board will serve on this committee.

9A. Discussion on the Complex on Highway 47 Zoning – Commissioner Morris stated that he did not think the complex on Highway 47 has been required to do the same procedures that were required by the similar complex on Frick’s Lane, engineering and road requirements. Commissioner Morris stated that the complex on Frick’s Lane was required by subdivision standards to install a hammerhead turnaround for emergency vehicles, and engineering for waterlines.

Mr. Craver stated he could not speak about what happened 20 years ago, only about what the current zoning ordinance requirements are. This duplex in question is on a single lot, not to be divided, it is zoned R8, single owner (LLC). Mr. Craver did not feel that the subdivision ordinance applied to this development.

Commissioner Grubb asked if this was required 20 years ago because of the ordinance requirements then.

Mrs. Jenkins stated that we have limited information from the Planning and Zoning Board meetings 20 years ago.

Commissioner Morris stated that this would have gone to the P&Z Board and then to the Board of Commissioners for approval. He also asked if the water and sewer lines would be private or turned over to the Town.

Mr. Craver stated that they will have a private water line to the property. However, we did participate in the cost to upsize the line to add a fire hydrant at the end of the line.

There was discussion about the water line being private and our meters on the private water line. If there is a leak, who is responsible for the leak?

Commissioner Loflin asked about having the ability to turn off meters, for any reason.

Mr. Craver stated each apartment has a separate meter.

Commissioner Bean asked if there was a concern that the road would not accommodate emergency vehicles.

After much discussion, Attorney Whitman stated that she would review our zoning ordinance and State requirements to make sure this duplex is in compliance.

10. Town Attorney Update –Misti Whitman- Mrs. Whitman stated she will be looking into the zoning compliance on Highway 47. She stated that she has enjoyed the weekly updates from Angel and is still working with Kelly on projects as well.

11. Town Manager's Report – Angel Jenkins – Mrs. Jenkins provided a report to the Board, copy attached to the minutes.

The Fire Department will formally be presented with their new Class 4 rating from the State. Chief Dorsett brought the letter today. They were formerly a Class 5. The lower the class the better! This is great news for the Fire Department. We will do a press release with the presentation. Chief Dorsett stated they are within 3 points of being a Class 3! Congratulations to the entire Fire Department and all their hard work!

Parks and Recreation Board held their annual Dog Days in the Park on September 24, 2022. They had great participation.

September 20- Fall Litter Sweep had 8 volunteers canvas Town.

September 27 -Mrs. Jenkins attended the EDC meeting on with Mayor Ward.

September 29- LaBella submitted the application for the Stormwater Planning Grant. Chief Hicks has received pricing on the radar speed signs. He will be able to get a radar speed sign from the Governors Highway Safety Program and will purchase one radar sign and a message board.

The Annual Street Festival, October 7 & 8th. Friday night, Company A will perform from 7-9pm.

Saturday, Local Entertainment will be from 9:15-11:30am & The Whiskey Dan Band will perform from 12-3pm.

Mrs. Jenkins stated that we are taking applications for the P&R Board. Crystal Sexton is not seeking reappointment.

Commissioner Bean asked about the vacant seat. Mrs. Jenkins stated that Susan Craven has applied for reappointment. Rebecca White and Crystal Sexton are the only two seats that are up for reappointment this year.

Commissioner Morris asked about the ORC position at the Water Treatment Plant.

Mrs. Jenkins stated that the job has been posted and we have not received any viable candidates. She has reached out to Rural Water for operators that are interested in helping part-time if needed.

We have hired an employee at Public Works and we have one candidate enrolled in BLET

12. Commissioner Comments / Concerns - Commissioner Grubb stated that she has been approached by the group that provides tax service to the community at the Denton Library. The County is not allowing them to use the library anymore. Commissioner Grubb stated that they are asking if they could use the Boardroom for this community service. The Commissioners agree to offering the Boardroom for this community service. Mrs. Jenkins will reach out to them.

13. Closed Session for Personnel Matters in Accordance with NC G.S. 143-318.11(a) (6)

Mayor Ward asked for a motion to go into closed session.

Commissioner Grubb made a motion to go into closed session. Commissioner Bean seconded the motion. 7:10 PM Motion passed unanimously. (5-0)

Mayor Ward asked for a motion to go back into open session. Commissioner Grubb made a motion to return to open session. Commissioner Morris seconded the motion. motion passed unanimously. (5-0)

The Board returned to open session at 7:34 PM

14. Updates / New Business- There was no updates or new business.

15. Announcements

October 7 – Family Fun Night – Company A- 6pm-9pm

October 8 – Denton Street Festival – 9am-3pm

Whiskey Dan Band 12pm-3pm

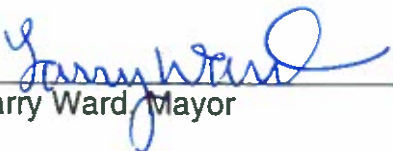
October 14, 21, 28 – Historic Ghost Walk – 6:30pm

October 29 - Denton Monster Mash

16. Board of Commissioners Adjournment-Commissioner Morris made a motion to adjourn. Commissioner Askew seconded the motion. Motion passed unanimously.

(5-0)

Meeting adjourned at 7:40pm


Larry Ward, Mayor


Robin Garrison, Interim Town Clerk

