

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, November 7<sup>th</sup>, 2022 at 6:00pm at Town Hall.

The following members were in attendance: Mayor Larry Ward

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

Absent: Commissioner Pro Tem Deanna Grubb

Town Attorney, Misti Whitman; Town Manager, Angel Jenkins; Asst. Town Manager, Kelly Craver; Interim Town Clerk, Robin Garrison, 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 Loflin stated that the order of the agenda should be adjusted to the following order:

Item 7 moves to item 13; item 8 moves to item 7; item 9 moves to item 14, item 10 moves to item 8; item 11 remains, item 12 moves to item 9, item 13 moves to item 12; item 14 moves to item 15, item 15 moves to item 16, item 16 moves to item 17, item 7 moves to item 18, item 18 moves to item 19, item 19 moves to item 10, item 20-22 remain as printed.

Commissioner Loflin made a motion to adopt the agenda with the above changes to the order of the original agenda. Commissioner Askew seconded the motion.

Motion passed unanimously. (4-0)

**4. Approval of October 3, 12, 13, 18, 2022 Minutes**

Commissioner Bean made a motion to approve the minutes. Commissioner Morris seconded the motion. Motion passed unanimously. (4-0)

**5. Public comment**

Joel Pierce, 23 Summey Drive, Thomasville, NC spoke on behalf of Wayne Shuler Thomasville, NC owner of property under construction on Fletcher Lane in Denton, NC.

**6. Administer the Oath of Office – Paula Hedrick, Town Clerk / Assistant Finance Director**

Attorney Misti Whitman administered the Oath of Office for Town Clerk / Assistant Finance Director to the new Town Clerk Paula Hedrick

The Board thanked Robin Garrison for serving as Interim Town Clerk.

**7. Public hearing to close the Community Development Block Grant (CDBG) for Kaufman Trailer**

Michael Walser stated to the Board that Kaufman Trailers has met the requirements for the CDBG Grant for the project located at 236 Jones Street. They received grant funding in the amount of \$750,000.00. The funds were 100% matched, with 38 new jobs created 36 existing jobs from the original Kaufman plant also remain in place. Original construction started in May 2018, and Kaufman is in compliance with all requirements.

Commissioner Morris asked Mr. Walser if all jobs are current and active.

Mr. Walser stated that all jobs are current and active.

Commissioner Morris made a motion to open the public hearing. Commissioner

Loflin seconded. Public Hearing opened at 6:08pm

There was no public comment for or against closing the Community Development Block Grant (CGBD) for Kaufman Trailer.

Commissioner Morris made a motion to close public hearing. Commissioner Loflin seconded. Motion passed unanimously. Public Hearing closed at 6:09pm

Commissioner Morris made a motion to approve closing the Community Development Block Grant for Kaufman Trailers. Commissioner Loflin seconded. Motion passed unanimously. (4-0)

**8. Cypress Creek Renewables – Southern Davidson Solar Farm presented by Harrison Cole.**

Mr. Cole stated that the Davidson County Board of Commissioner will hear the rezoning request for the Southern Davidson Solar Farm at their November 28<sup>th</sup> meeting. Mr. Cole reviewed the plans for Cypress Creek Renewables, and the local economic benefits and potential job creations were presented to the Board. Cypress Creek is working with local agencies, such as South Davidson Resource Center, and also the Tourism Recreation Investment Partnership (TRIP) program. The updated site map was presented to the Board, which has eliminated the land in the Town limits and the Extra-Territorial Jurisdiction (ETJ). Mr. Cole stated that Cypress Creek Renewables would like to donate the portion on land in the Town ETJ located on Highway 109, if the land is purchased for the solar farm. This parcel would be approximately 5-6 acres.

Commissioner Bean confirmed the location of where the solar panels would be placed.

Mr. Cole indicated that the Solar panels would be placed along Highway 109, both East and West just outside the Town limits.

Mayor Ward asked if this project is scheduled to start in 2024. Mayor Ward also stated that the solar farm located on Flat Swamp Road was scheduled to start in 2023, and it seems to be at a standstill.

Mr. Cole stated that the Highway 109 project would start in 2024 and the solar farm on Flat Swamp Road is waiting on Duke Energy's final approval.

**9. Presentation of Denton Fire Department New Fire Insurance Classification from OFSM North Carolina Department of Insurance**

Jeremy Hunt (Fire Rating Inspector). Effective Jan 1, 2023 the Fire Department will have a Class 4 classification from the current Class 5/9E for inside town limits and a Class 4/9E for outside town limits. Congratulations given to Fire Chief Brandon Dorsett and the Denton Fire Department. Two (2) letters were given to Mrs. Jenkins and OFSM representative Jeremy Hunt advised they will return in 5 years.

**10. Closed Session for Client Privilege in Accordance with NC G.S. 143-318.11(a)(3)**

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

Commissioner Loflin made a motion to go into closed session. Commissioner Bean seconded the motion.

The Board went into Closed Session at 6:23pm.

Mayor Ward asked for a motion to go back into open session. Commissioner Bean made a motion to return to open session. Commissioner Askew seconded the motion. Motion passed unanimously (4-0)

The Board went into Open Session at 7:27pm.

Mayor Ward stated that the Board of Commissioner met in Closed Session and no action was taken.

**11. Approve Summey Engineering Preliminary Plat for Town Mountain Phase 2 Subdivision.**

Asst. Town Manager, Kelly Craver confirmed that they are ready to move forward with Phase 2 of the Subdivision. Commissioner Morris confirmed water lines are in. Commissioner Morris made a motion to approve Preliminary Plat for Phase 2 of the Subdivision. Commissioner Bean seconded the motion. Motioned passed unanimously (4-0)

**12. Update on Infrastructure Projects**

Asst. Town Manager Kelly Craver advised that the Grant Application has been submitted for the State and we are waiting for the approval.

**13. Sergeant Promotion Ceremony for Randy Basinger**

Chief Hicks recognized Officer Randy Basinger for his service and performance. He was awarded a promotion to Sergeant. Changing of the badges took place.

**14. Public hearing request from Scott Morris for Water and Sewer Tap Grant for 384 E. Second Street.**

This is for consideration for incentives under the Town's Jobs & Business Creation Program.

Commissioner Morris asked to be recused from voting.

Commissioner Bean made a motion to recuse Commissioner Morris from voting. Commissioner Loflin seconded the motion. Motion passed unanimously (3-0)

Mrs. Jenkins stated that the request from Scott Morris for the Sewer and Water Tap Grant is part of the Jobs and Business Creations Grant. Mr. Morris has met the requirements for this grant, and staff approves this grant.

-Commissioner Loflin made a motion to open public hearing, Commissioner Bean seconded the motion. Motion passed unanimously (4-0)

There was no one present to speak for or against the Water and Sewer Tap Grant for 384 E. Second Street.

Commissioner Bean made a motion to close public hearing. Commissioner Loflin seconded the motion. Motion passed unanimously (4-0)

Commissioner Loflin made a motion to approve the Water and Sewer grant for 384 E. Second Street as it meets all requirements. Commissioner Askew seconded the motion. Motion passed unanimously (3-0)

**15. Review Parks & Recreation Calendar of Events**

Town Manager Angel Jenkins reviewed a survey she requested from the Parks & Recreation (P&R) Board members asking for feedback on events that are hosted throughout the year. Information was requested on attendance of the events, ease of hosting, likely to continuing said event, and ranking events based on success. There are three (3) board members that are stepping down after the December meeting. The survey was intended to help find ways to keep the members of this Board from burning out. Mrs. Jenkins will review this information with the P&R Board at their next meeting.

**16. Consideration of Camera System for live streaming town meetings**

Mrs. Jenkins researched several cameras systems and is recommending the Mevo system. This system can meet our needs in our current location and can be moved easily if needed. The cameras can be ceiling mounted. This system will allow for live stream, and/or record to be posted later to the internet. There is an app that can be downloaded on a cell phone which would act as a microphone.

Commissioner Loflin expressed that she would not like an app added to her phone for the microphone.

Commissioner Morris asked the cost of the microphones.

Mrs. Jenkins stated the cost for microphones was minimum.

Commissioner Loflin asked would this be posted to the Town's website.

Mrs. Jenkins stated that it could be added to the Town's website and to a social media platform.

Commissioner Bean made a motion to approve the recommended camera system with microphones at a cost of \$2,000.00. Commissioner Morris seconded the motion. Motion passed unanimously (4-0)

**17. Town Attorney Report** – Misti Whitman stated she did not have any updates at this time.

**18. Town Manager Report** – Mrs. Jenkins stated provided a copy of the Manager report to the Board, a copy is attached to the minutes. She also stated that the new Police vehicle is having the detail work completed and should be in service the coming week.

**19. Commissioner Comments / Concerns**

Commissioner Bean asked if there will be any street paving in 2022.

Mr. Craver stated that the current paving contractor with NCDOT did not approve our paving request with this years NCDOT contract. We will revisit this in early 2023.

The culvert project on South Jones will be installed in February 2023 by Yates Paving.

Mayor Ward stated that he would like to discuss the request for speed bumps by the residents of the Forest Park community.

Mrs. Jenkins stated that this will be an item of discuss at the December 2022 Board meeting.

Commissioner Morris asked about the possibility of contacting Tractor Supply Developers again regarding having gravity feed sewer lines installed, instead of a force main system.

Mr. Craver stated that we have presented this information to the Developer and they were not interested in pursuing a gravity feed system. Mr. Craver stated he would reach out to them again, to make sure.

20. **Updates / New business** – There were no updates or new business

**21. Announcements**

Mayor Ward reviewed the Town events for November and December.

November 11 – Salute to Veterans – Harrison Park – 11am

Community Veterans Lunch – Southern Event Theater – 12pm

December 2 – Christmas Kick-off – Harrison Park – 7pm

3 – Hometown Christmas Market – 10am – 12pm

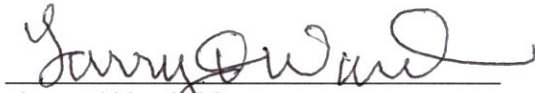
3 – Christmas Parade – 12pm


9 – Love Lights – Harrison Park – 6pm

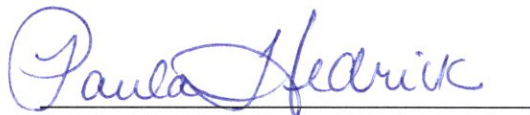
**22. Board of Commissioners Adjournment**

Mayor Ward asked for a motion to adjourn. Commissioner Julie Loflin made the motion, Commissioner David Askew seconded the motion. Motion passed unanimously, (4-0)

Meeting adjourned at 8:30pm

  
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Larry Ward, Mayor

  
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Robin Garrison, Interim Town Clerk  
(Prior to New Clerk's Oath of Office)

  
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Paula Hedrick, Town Clerk