

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, March 7, 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; Interim Town Manager, Kelly Craver; Town Clerk, Angel Jenkins

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 made a motion to approve the agenda. Commissioner Morris seconded. Motion passed unanimously. (5-0)
4. **Approval of February 7 and February 28, 2022 Minutes-** – Commissioner Grubb made a motion to approve the of February 7 and February 28, 2022 Minutes. Commissioner Askew seconded. 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 signed up to speak during public comment.
6. **Public Hearing for Consideration of Rezoning request- Michael Morris (Pin ID 6678-01-09-1850 Broad Street) from RA to R8**

Mr. Craver stated that the request is to rezone the Property on Broad Street from RA to R8 in order for the property to be developed residential. The Planning Board approved this rezoning at their last meeting.

**Commissioner Morris asked to be recused from the vote during the four (4) public hearings due to conflict of interest.**

**Commissioner Grubb made a motion to recuse Commissioner Morris from the four (4) public hearings, discussion and vote due to conflict of interest. Commissioner Bean seconded. Motion passed (4-0)**

Commissioner Grubb made a motion to open the public hearing at 6:03pm.

Commissioner Bean Seconded. Motion passed (4-0)

Mayor Ward asked if there was anyone present that would like to speak either for or against the rezoning on Broad Street from RA to R8. No one was present to speak for or against.

Commissioner Grubb made a motion to closed the public hearing at 6:04pm.

Commissioner Bean seconded. Motion passed unanimously. (4-0)

Commissioner Grubb made a motion to approve the rezoning request Michael Morris (Pin ID 6678-01-09-1850 Broad Street) from RA to R8. Commissioner Loflin seconded. Motion passed unanimously. (4-0)

**7. Public Hearing for Consideration of Rezoning Request -Kelly Smith Parcel (Pin ID 6679-03-00-6303) from RA to R8.**

Commissioner Bean made a motion to open the public hearing at 6:06pm. Commissioner Askew Seconded. Motion passed (4-0)

Mayor Ward asked if there was anyone present that would like to speak either for or against the rezoning on Parcel 6679-03-00-6303.

Kelly Smith stated that he purchased the property in 2004 is asking for the rezoning in order to develop the property along with a larger parcel.

Commissioner Grubb made a motion to closed the public hearing at 6:08pm.

Commissioner Askew seconded. Motion passed unanimously. (4-0)

Commissioner Grubb made a motion to approve the rezoning request of Rezoning Request Kelly Smith Parcel (Pin ID 6679-03-00-6303) from RA to R8. Commissioner Loflin seconded. Motion passed unanimously. (4-0)

**8. Public Hearing for Consideration of Annexation Application-188 N. Harvard Street**

Mr. Craver stated that this property is considered a donut property, meaning all surrounding property is in the city limits. The owner is requesting to have this property annexed into the Town limits. Staff is recommending this property be annexed.

Commissioner Bean made a motion to open the public hearing at 6:09pm. Commissioner Grubb Seconded. Motion passed (4-0)

Mayor Ward asked if there was anyone present that would like to speak either for or against the Annexation Application for 188 N. Harvard Street.

No one was present to speak for or against.

Commissioner Grubb made a motion to closed the public hearing at 6:10pm.

Commissioner Loflin seconded. Motion passed unanimously. (4-0)

Commissioner Grubb made a motion to approve the Annexation Application-188 N. Harvard Street. Commissioner Loflin seconded. Motion passed unanimously. (4-0)

**9. Public Hearing: Consideration of Rezoning -188 N. Harvard Street from RA to R8**

Mr. Craver stated that this rezoning request is to change from RA to R8 in order to building five (5) houses.

Commissioner Grubb made a motion to open the public hearing at 6:11pm.

Commissioner Bean Seconded. Motion passed unanimously. (4-0)

Mayor Ward asked if there was anyone present that would like to speak either for or against the Rezoning 188 N. Harvard Street from RA to R8.

No one was present to speak for or against.

Commissioner Grubb made a motion to closed the public hearing at 6:12pm.

Commissioner Loflin seconded. Motion passed unanimously. (4-0)

Commissioner Bean made a motion to approve the Rezoning 188 N. Harvard Street from RA to R8. Commissioner Grubb seconded. Motion passed unanimously. (4-0)

#### **10. Consideration of Contract Extension – ACE Code Enforcement – Kelly Craver**

Mr. Craver stated that the previous contract with ACE Code Enforcement was for a period of three (3) months. This contract is through June 30, 2023. Staff recommends this contract extension.

Commissioner Grubb made a motion to extend the contract with Ace Code Enforcement through June 30, 2023. Commissioner Morris seconded. Motion passed unanimously. (5-0)

#### **11. Consideration of State Capital and Infrastructure Fund (SCIF) Grant Contract – Kelly Craver**

Mr. Craver stated that this grant is for \$250,000 and is earmarked to fix the culvert on South Jones Street in order to help with the flooding issues in the downtown area.

Commissioner Morris made a motion to approve the State Capital and Infrastructure Fund Grant Contract. Commissioner Bean seconded. Motion passed unanimously. (5-0)

#### **12. Consideration of Parks and Recreation Trust Fund (PARTF) Grant Contract- Kelly Craver**

Mr. Craver stated that the Town was awarded the PARTF Grant in the amount of \$400,000. This grant is for the renovations to the property at 70 North Main Street. The cost of the project is over three (3) years old. If the funds are accepted by the Board, the funds have to be spent in accordance to the PARTF grant. This is a 50/50 grant, meaning the Town would pay for the renovations and receive up to \$400,000 back through the grant.

There was a lot of discussion from the Commissioners:

- Current cost of renovations verses the price that was originally given several years ago, given the current market.

- The cost of the project with PARTF Grant is for the recreational part of the renovations only. The area for Town Hall would be in addition to the cost of the project.
- Seeking pledges from the community to help cover the cost of the project as in when Harrison Park was established.
- The funds that will be received from the ARPA Funds, to help offset the cost of the renovations.
- The need for the expansion of Town Hall, the Police Department and the Fire Department.

Commissioner Morris made a motion not to accept the Parks and Recreation Trust Fund (PARTF) Grant. Commissioner Grubb seconded. Motion passed unanimously. Yay 3: Morris, Grubb, Loflin Nay 2: Bean, Askew

### **13. Consideration of Brunch Bill Ordinance (S155-2017) – Kelly Craver**

Mr. Craver stated that the Bruch Bill allowed for alcohol sales on Sunday at 10:00am. Each Municipality had to adopt this locally as well. This request will allow retail and restaurants to serve alcohol on Sunday at 10am.

Commissioner Loflin made a motion to approve the Brunch Bill Ordinance.

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

### **14. Request From Carleen Terrell, Central Carolina Investment Corporation to Close Alley Way on Cox Avenue – Kelly Craver**

Mr. Craver stated that a petition has been received to close the alleyway on Cox Avenue. This alleyway divides the Carleen Terrell property. The requirements to close an alleyway, requires that it to be published four (4) weeks consecutively, adjacent property owners contacted via certified mail, then hold a public hearing to close the alleyway.

Commissioner Morris made a motion to start the process to close the alleyway on Cox Avenue. Commissioner Bean seconded. Motion passed unanimously. (5-0)

### **15. Discussion of Board of Commissioner's Meetings Being Broadcast / Video Streaming – Commissioner Anne Carter Bean**

Commissioner Bean stated that during her campaign for Commissioner, a lot of people showed interest in the Town meetings being live on Facebook. This gave them an opportunity to see the meeting, and know what is going on in Town.

Commissioner Bean stated that she spoke with Charlie Collins, Pastor at Denton

Wesleyan to get information on the camera system they use to broadcast their services. Commissioner Bean provided this information to the Board.

The suggestion was made to find out more information and a cost for the project. Mrs. Jenkins stated that she would reach out to company that handles part of the IT work for the Town to see if this is something he can provide.

Information will be gathered and report the finds to the Board.

#### **16. Discussion of Recycling Education – Commissioner Anne Carter Bean**

Commissioner Bean stated that she would like to see a project to create more interest in recycling in Town. She stated that it would be great to get the children at school involved and do a video to promote recycling.

There was discussion in regards to working with Wastepro to promote this as well.

The Board was in agreement.

#### **17. Approve Participation in the 2023 Urban Archery Season – Angel Jenkins**

Mrs. Jenkins stated that the Town has participated in the Urban Archery Season for the past 3 years. This year there was not any reported harvest but there was a lot of calls to Town Hall to find out the requirements.

Chief Hicks stated there has not been any issues with the Urban Archery Season.

Commissioner Grubb made a motion to approve the participation in the 2023 Urban Archery Season. Commissioner Loflin seconded. Motion passed unanimously. (5-0)

#### **18. Town Attorney Update –Misti Whitman – Mrs. Whitman stated that all information for this month has already been discussed.**

#### **19. Town Manager’s Report – Kelly Craver -**

Mr. Craver stated that it appears that there is still a minor leak on the new line. The Vice President of the company has been notified by email. Mr. Craver received a response late last week. They have indicated that they would be glad to meet on site and discuss it. They have also indicated that they would be willing to do more work. However, if a leak is not found they would bill us for the work. He is communicating with the attorney on our options. A full copy of the Manager’s report is attached to the minutes.

#### **20. Commissioner Comments / Concerns**

Commissioner Bean asked the Board if she could use her campaign page to update the residents on the Board’s decisions from the Board meetings.

It was advised that this information come from the Town website.

**21. Closed Session for Personnel Matters in Accordance of 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. Motion passed unanimously. (5-0)

Department Heads were dismissed from the meeting.

The Board went into closed session at 7:28pm

**Commissioner Morris made a motion to go into open session. Commissioner Bean seconded. Motion passed unanimously. (5-0)**

**Mayor Ward called the Board into open session at 7:35pm.**

**22. Updates / New Business**

Commissioner Morris asked what the turn around time is on utility cuts with Yates.

Mrs. Jenkins stated within 48 hours of notification.

Mr. Craver stated they are having a difficult time getting asphalt, and he will check with them to see what their timeframe is.

**23. Announcements**

**March 12-26 – St. Patrick’s Day Story Board Walk– Harrison Park**

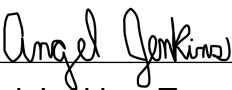
**March 14 - P&R Board Meeting – Town Hall – 6pm**

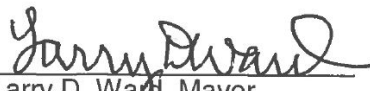
**March 21 – P&Z Board Meeting – Town Hall – 6pm**

**24. Board of Commissioners Adjournment**

Commissioner Grubb made a motion to adjourn. Commissioner Askew seconded. Motion passed unanimously. (5-0)

Meeting adjourned at 7:40pm

  
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Angel Jenkins, Town Clerk

  
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Larry D. Ward, Mayor