

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

The following members were in attendance: Mayor Larry Ward, Mayor ProTem Deanna Grubb
Commissioners: Scott Morris, Anne Carter Bean, Julie Loflin, David Askew
Town Attorney, Misti Whitman; Town Manager, Angel Jenkins; Town Clerk, Paula Hedrick

1. Call to Order

Mayor Ward called the March 6, 2023 to order at 6:00pm

2. Pledge of Allegiance

Mayor Ward led the Pledge of Allegiance.

3. Adoption of Agenda

Motion made by Mayor ProTem Grubb to approve the agenda.

Second made by Commissioner Morris, Motion passed unanimously. (5/0)

4. Approval of February 1, 2023 Minutes

Motion made by Commissioner Morris to approve the February 1, 2023 minutes.

Second made by Commissioner Askew, 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.

Ms. Imogene Morris called ahead to request extended time to speak at tonight's meeting, as the information she wished to share would take longer than the 3-minute time limit.

Extended time was granted by Mayor Ward.

*Ms. Morris commended the Denton Police Department for their presence at the town events held in the park. She stated that this offered comfort to the citizens attending the events hosted by the Town and the Parks and Recreation Board.

*Ms. Morris wanted to make the Board of Commissioners aware of two outstanding young people that she has heard and feels would be a great asset at future events. She feels it would be great if we could showcase their talents. Mia Olson is eight years of age and plays the piano and sings wonderfully. Tucker Phillips which is 10 years of age currently a student at Reeds Elementary School, sings the National Anthem. Tucker Phillips Great Grandparents are life time residents of Denton and a career employee of Hill Motor Company. Ms. Morris shared a recording of Tucker Phillips at a prior event singing the National Anthem. Everyone in attendance of the meeting along with the Board of Commissioner stood in honor of the Anthem.

6. Public Hearing - Request for Water & Sewer Tap Grant Under Town of Denton Jobs & Business Creation Program – Scottie Garner 867 Flat Swamp Road – Angel Jenkins

Mrs. Jenkins stated that Mr. Garner has presented a request for consideration for the Water and Sewer Tap Grant for 867 Flat Swamp Road. Mr. Garner paid for the tap fees prior to the construction of the property and has provided a Certificate of Occupancy from Davidson County.

*Staff recommends the Board approves the Water and Sewer Tap Grant for Mr. Garner in the amount of \$2,000.

*Mayor Ward asked for a motion and second to open Public Hearing

Motion made by Commissioner Morris to open Public Hearing at 6:11pm

Second made by Mayor ProTem Grubb, Motion passed unanimously. (5/0)

No one in attendance to speak

*Mayor Ward asked for a motion and second to close Public Hearing

Motion made by Mayor ProTem Grubb to close Public Hearing at 6:12pm

Second made by Commissioner Bean, Motion passed unanimously. (5/0)

* Mayor Ward asked if there were any questions, Mayor Ward asked for a motion and second to approve the Water & Sewer Tap Grant Under Town of Denton Jobs & Business Creation Program for Scottie Garner at 867 Flat Swamp Road.

*Motion made by Commissioner Bean to approve the Water & Sewer Tap Grant for Scottie Garner at 867 Flat Swamp Road.

*Second made by Mayor ProTem Grubb, Motion passed unanimously. (5/0)

7. Backyard Builders and Creations, LLC Project update – Henry Morris

Mr. Morris stated on April 12, 2022 he met with Interim Town Manager Mr. Craver, to present his zoning request for 17525 S. NC Highway 109. Mr. Craver approved with no stipulations. He indicated that there was no mention of Highway Overlay (HO) District during their conversation. Mr. Morris presented his timeline according to their records of communication between he and Ms. Jenkins as to the HO District requirements. (attached) Mr. Morris stated that his first knowledge of the HO District requirements was after he had already completed the exterior of the building. Mr. Morris presented a breakout of the additional cost incurred to change the front façade of the building in accordance of the Department of Insurance specifications on non-flammable materials. Mr.

Morris is asking for restitution for at least half of the estimation from the Town of Denton.

*Mayor Ward indicated to Mr. Morris that communication was sent to him and his assistant of the HO District requirements on November 3rd, 2022. In return, Mr. Morris replied "we are good with everything and looking forward to getting started on the project.". A timeline of communication between Mr. Morris and Ms. Jenkins is attached.

*Ms. Whitman, advised that we will review all information provided and will get back with Mr. Morris.

8. Consideration of Approval for the Denton Historical Society Museum 501c3 – Barbara Hogan

Ms. Hogan presented to the Board a request for consideration for her to move forward with applying for a non-profit 501(c)(3). In 2007 the town started receiving donations, which lead to the creation of the Denton Museum. Ms. Hogan is also asking for the building directly behind the Outdoor Market to be leased to the Denton Historical Society for \$1.00 for the purpose of a museum. Ms. Hogan indicated that she has already formed a Board and has an individual that is willing to donate to the start up on the museum. Ms. Hogan indicated that the Denton Historical Society would hold fundraisers, apply for grants to assist with the expense and expansion of the museum.

*Mayor ProTem Grubb, asked who would take ownership of this the Outdoor Market building. Ms. Hogan stated that the building would remain the property of the Town of Denton but the Denton Historical Society would just lease the building.

*Motion made by Mayor ProTem Grubb to grant permission for the Denton Historical Society to apply for a non-profit 501(c)(3) for the museum.

*Second made by Commissioner Morris, Motion passed unanimously. (5/0)

*Attorney Whitman asked for point of clarification, is the motion to only approve the creation of the Denton Historical Society as a Non-profit 501 (c)(3) and no consideration at this time for the request to lease the building adjacent to the Outdoor Market.

*The Board was in agreement with the clarification request.

9. Approve North Carolina Wildlife 2024 Deer Urban Archery Season – Angel Jenkins

Ms. Jenkins stated that we have participated in the Urban Archery Season since 2017. There have not been any reported incidents. It is staff recommendation that we continue with this program. Ms. Jenkins stated this has to be approved yearly and submitted to the

NC Wildlife.

*Motion made by Commissioner Loflin that we continue with the Urban Archery Season program and there is no need for approval each year.

*Second made by Commissioner Askew, Motion passed unanimously. (5/0)

10. Approve Disabling Disabilities 5K Walk/Run April 29th, 2023 – Angel Jenkins

Ms. Jenkins stated Lexi Smith is planning to hold her annual 5K Walk/Run April 29, 2023. Chief Hick's has arranged for staff to help with the 5K Walk/Run. Ms. Jenkins asked if we required to have Ms. Smith complete the application since this is an annual event.

*Ms. Whitman stated that the contract does not need to be submitted each year.

*Motion made by Mayor ProTem Grubb to approve the Disabling Disabilities 5K Walk/Run to be held on April 29th, 2023.

*Second made by Commissioner Morris, Motion passed unanimously. (5/0)

11. Review 2022 Water Loss Ratio Report - Angel Jenkins & Troy Branch

Mr. Branch presented the 2022 Water Loss Ratio report that has been submitted to the State. We are reporting a significantly low water loss ration this year. There is an issue in the way the water is calculated into the loss ration from the intake at the raw water pump to the clear wells. We are monitoring this closely with our new Water Plant ORC Jason Faunce and will continue to provide information to the State.

*Commissioner Morris asked if the engineers have been onsite.

*Mr. Brand answered that they have not.

*Mr. High answered that they have not.

*Ms. Jenkins stated that the engineers were only onsite at the initial visit. The projects have been submitted and we were approved for 1 project using ARPA funds and are waiting on approval for 2 more. We will ask LaBella what their services are.

12. Approve Surplus Property for Public Works and Waste Water Treatment Plant – Angel Jenkins

Ms. Jenkins stated that we have surplus items from the Public Works Department and the Waster Water Treatment Plant that we would like to list on Govdeals. They are old street signs, fire hydrants and an influent screen.

*Motion made by Commissioner Bean to list the above surplus items on Govdeals.

*Second made by Commissioner Morris, Motion passed unanimously. (5/0)

13. Town Attorney Update

Ms. Whitman we are wrapping up outstanding matters.

14. Town Manager's Report

*Ms. Jenkins stated that the W. Johnson property subcommittee are starting to look at the lay out of the land since the Public Works Department cleared the bamboo. They can get a better feel of what avenues we can explore for the property.

*Ms. Jenkins stated that the department heads met with Mr. Hinnatt from Handy Sanitary District to discuss the logistics of the Bryon Street Tank and future expansions and upgrades that Handy Sanitary District wishes to make. (attached)

*Ms. Jenkins stated that she has reached out to Steve Jarvis and Sam Watford regarding State funding that may be available for the Water Plant and Waste Water Plant needs.

*Commissioner Morris asked about the raw water intake.

*Ms. Jenkins stated that the line is not the biggest problem and it has very few joints. We would benefit more if we had a settling pond, which would need an engineer to draft. We could have someone inspect the 16" line coming into town.

*Commissioner Morris what do we feel the cost would be to have this inspected?

*Ms. Jenkins stated that Underwood gave an estimated cost of \$20,000.

*Commissioner Morris asked if we had bid out the patch work on the road.

*Ms. Jenkins stated that she and Mr. High met with Chris Corriher, with SEPI to discuss the mix of fixes proposed, that the Board approved last year. We have looked at several options on the process of getting work accomplished this spring. Mr. Corriher's recommendation would be either do the patch work this spring and bidding out the paving till August to get the biggest return for our money. Or wait and do the entire process in August in order to have the additional funding from the Powell Bill to have more money to work with on a contract. The bigger the budget, will bring more bids.

*Ms. Jenkins stated that she and Mr. High met with Todd Yates, with Yates Paving regarding some of the necessary patch work. Yates Paving does our utility cut repairs. Mr. Yates looked at the areas of most concern and is providing us a cost.

*Mr. High stated Todd Yates has a 2' milling machine and could lower the price of the work.

*Ms. Jenkins stated that Tractor Supply has been approved for annexation from Davidson

County. We will need to hold a public hearing and have approval from the town.

*Ms. Jenkins stated that Chief Hick's received a resignation from Corey Edwards, Officer Edwards is going to the Davidson County Sheriff's office. Chief Hick's has reached out to the Davidson County Sherriff's Department for assistance during his absence and being short staffed.

*Ms. Jenkins stated that the Planning and Zoning will meet March 13, 2023. They will start the process of reviewing the subdivision ordinance.

* Ms. Jenkins stated that the Fire Department report and Police Department reports have been provided for the Board's review (copy attached to minutes).

*Ms. Jenkins stated that we have received a \$400,000 stormwater grant as part of this last round of disbursements from the state. This will be in conjunction with the I/I project, and the information received from the Piedmont Triad Regional Council study.

*Ms. Jenkins stated that we have scheduled a tour of our facilities on Tuesday, March 28, 2023 and will return to Town Hall to review the budget.

*Commissioner Morris asked if we could have an introduction to our new Water Plant ORC.

*Mr. Jason Faunce came forward and introduced himself. He is married with 3 children. He has 20 years of experience with government agency. 10 years of working with Water Treatment. He stated he has experience with discharge, fix lagoon, chemical changes, update flow meter, upgrades to maintain compliance.

*Mayor Ward stated that Mr. Faunce comes to us from Montgomery County. He asked if Montgomery County would be able to supply water to Handy Sanitary District.

*Mr. Faunce stated that he felt that they would, as they have one tank that is not currently being used.

*Ms. Jenkins stated that she is waiting on updated from LaBella, Fuller Architecture and Summey Engineering.

15. Commissioner Comments / Concerns

*Commissioner Bean asked if the Police Department report could include the description or nature of the calls.

*Chief Mark Hicks stated that Crystal Barringer normally provides this report and she is out due to an accident. He will provide in future reports.

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

Mayor Ward asked for a motion and second to open Close Session.

*Mayor ProTem Grubb made a motion to go into Close Session.

*Second made by Commission Loflin, Motion passed unanimously. (5/0) 7:20pm

Mayor Ward asked for a motion and second to come out of Close Session.

*Commissioner Morris made a motion to come out of Close Session.

*Second made by Commissioner Loflin, Motion passed Motion passed unanimously. (5/0)

17. Updates/ New Business

Ms. Whitman asked about the front entrance to Tractor Supply, if there were any concerns.

*Ms. Jenkins stated that renderings of the front of Tractor supply have been provided for review.

*Commissioner Morris stated that this is an addition or awning over the doors, that it is a decorative façade.

*Commissioner Loflin stated that this is a decorative façade.

*Mayor ProTem Grubb agrees this a decorative façade and is not part of the front of the building.

*Ms. Jenkins stated that this is an accent to the building and if removed the building still would meet the HO District requirements, the main building is decorative block.

*Ms. Whitman asked about the addition of an accessory building for Warehouse Design owned by David King located at 94 North Main Street.

*Ms. Jenkins stated their plans are to add an additional accessory building behind the current building. The current building faces North Main and meets the HO District requirements. The accessory building would have sides facing North Main and First Street which both sides fall under the Highway Overlay District requirements.

*Ms. Whitman stated that we need to determine what will be considered the front of the accessory building with entrance and HO District requirements explained to the property owner before the zoning permits are approved and signed.

*Ms. Jenkins stated that they have not provided renderings for the accessory building.

The Board was in agreement to presenting the Highway Overlay District information to Warehouse Design for compliance on First Street.

18. Announcements

March 11-20, 2023 Lucky Leprechaun – Search for Gold Harrison Park

March 25, 2023 Easter Eggstravaganza 12pm – 2pm – Harrison Park

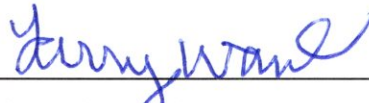
19. Board of Commissioners Adjournment

Mayor Ward asked for a motion and second to adjourn.

*Commissioner Askew made a motion to adjourn.

*Second made by Commissioner Bean, Motion passed Motion passed unanimously. (5/0)

Meeting adjourned at 8:21pm



Mayor Larry Ward



Paula Hedrick, Town Clerk