

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, August 1, 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 Grubb made a motion to adopt the agenda. Commissioner Bean seconded. Motion passed unanimously. (5-0)
4. Approval of June 6 & July 11, 2022 Minutes – Commissioner Loflin made a motion to approve the June 6 & July 11, 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. Approval of 5K Run for Disabling Disabilities- October 15, 2022 – Alexis Smith  
Mrs. Jenkins stated that Alexis Smith was not present for the meeting. They are requesting approval to host the 5K Run for Disabling Disabilities again this year. They will run/walk from Harrison Park on North Main Street to Highway 109, and back. Police escort will be needed, but the roads will not be closed. Attorney Whitman has reviewed the registration forms, and they are approved.  
Commissioner Grubb made a motion to approve the 5K Run for Disabling Disabilities on October 15, 2022. Commissioner Bean seconded. Motion passed unanimously. (5-0)
7. Presentation of Mural Project from Davidson County Arts Council – Amanda Murphy  
Ms. Murphy stated that the Davidson County Board of Commissioners has approved a mural for each municipality in the county to commemorate the 200-year Anniversary of Davidson County. They are asking for the support of each Town Board for this project. They have approved a 10x10 mural. The artist has agreed to a cost of \$10 per square foot. If the Town would like to do a larger mural, they can contract with the artist at the same rate for the additional sizing.

Ms. Murphy presented examples of murals in other Towns. They would need a building in Town and the mural would be long term. The Canter Shoe's Building would be a great location, as there is one there now and needs an update. The property owner has given consent to do the mural on the building.

The Board would have an input on the design of the mural.

Commissioner Morris made a motion to approve the Mural Project from Davidson County Arts Council. Commissioner Grubb seconded. Motion approved unanimously. (5-0)

8. Presentation of Denton Stormwater Study by PTRC – Grace Messinger – Mr. Craver stated that PTRC was commissioned to do a Stormwater Study through a grant. Mr. Craver has met with Grace Messinger to review the information, and they have developed an interactive mapping of the Stormwater System. Ms. Messinger presented a power point presentation for the Stormwater Study. Ms. Messinger stated that in 2020, the former Manager reached out to PTRC in regards to the Stormwater issues that the Town was dealing with. PTRC applied for a 205J Funding for a study of the Town of Denton and was awarded \$20,000. The goals were to identify the locations of the stormwater features within the Town limits, compile and map this information on GIS, assess the infrastructure feature's conditions, and a list of concerns. Ms. Messinger share photos of flooding in 2018 and 2019 in the Town. She reviewed the study results. The Town has three (3) watersheds, (a watershed is an area of land that drains to a body of water). The Town is at the top of these three (3) areas. There are several areas of concern throughout the Town, especially in the Clark's Acres subdivision.

Ms. Messinger presented options that could help with the water flow through town.

A copy of the presentation and study is attached to the minutes.

Mayor Ward asked if there was any funding available to help with the repairs that are needed.

Ms. Messenger stated there are grants available, one that is due in September. There is still time to get a proposal sent in for these grants.

9. Consider Request for a Three-Party Right-of-Way Encroachment Agreement for Sewer Line – Town of Denton, Denton Development Group, LLC., and NC DOT- Kelly Craver  
Mr. Craver stated this agreement is for the installation of sewer lines for the Tractor Supply on Highway 109. The land would not perk to the level as required by DEQ. It is based on the gallons per day and the square footage of the building, which is 1700 gallons per day. Troy Branch, Wastewater Treatment Plant, ORC stated that there are no issues taking this

additional usage at the treatment plant. Tractor Supply will have a self-dog washing station, which will be the most use of water.

Two representatives from the Denton Development Group, LLC, asked the Board of Commissioner to enter the three-party agreement with NC DOT, and Denton Development Group, LLC. This agreement is to allow for the installation of a 2-inch force sewer line from the property to the manhole at Klopman Road.

Mr. Craver stated that Tractor Supply will maintain their private pump station on site. The three-party agreement is required by NC DOT.

The builder and property owner are responsible for the installation of the line, (warranty for one (1) year), and the pump station and maintaining the pump station. The Town will assume responsibility of the line once it reaches the NC DOT road, and will accept the sewage from the property.

Commissioner Morris made the motion to approve the Three-Party Right-of-Way Encroachment Agreement for Sewer Line – Town of Denton, Denton Development Group, LLC., and NC DOT. Commissioner Bean seconded. Motion passed unanimously. (5-0)

#### 10. Presentation From Cypress Creek Renewables - Update Solar Farm Plan – Harrison Cole

Mr. Craver stated that Cypress Creek Renewables has made changes to their development plans. Mr. Cole is here to present information to the Board.

Mr. Cole stated that they have updated the plans for the Solar Farm with the exception of nine (9) acres that are in the Town of Denton's ETJ. Davidson County Board of Commissioners asked that Cypress Creek Renewables work with the Town of Denton and surrounding property owners to come to an agreement that works for the area. Cypress Creek Renewables would like to get a letter of support from the Town to provide to the County Commissioners. Mr. Cole stated that they would like to work with the Town of Denton. They would consider deeding the land in the Town's ETJ on Highway 109 to the Town of Denton. This could be proposed once the land is purchased from the property owners.

Commissioner Bean asked for clarification on the location of land that may be considered being deeded to the Town, and if the solar panels would be visible on Highway 109 prior to the location of the Tractor Supply on Highway 109.

Mr. Cole stated that the property was located across from the proposed Tractor Supply location and that the solar panels would be located on the property south of this location. They will plant two rows of cypress trees as a barrier.

Commissioner Loflin asked if the donation of land would have strings attached.

Mr. Cole stated it would not have any stipulations.

Commissioner Morris stated that he has the same concerns for the old Burlington Factory property for future development.

Commissioner Bean stated she is still concerned about the NC Byways designation.

Mr. Cole stated that they would also like to be involved in a park development on the property if the Town is interested.

The setbacks will be 15 feet, then the barrier planting of the cypress trees. They have maintenance that will take care of the property.

Duke Energy and the NC Utilities Commission has approved this project.

11. Approve the Financing of Police Vehicle with First Bank- Kelly Craver-

The Board approved the purchase of the Police Vehicle at a prior meeting. This is to approve the financing of the vehicle through First Bank. We will also need to state that Kelly Craver and Angel Jenkins will be the signing agents for the Town.

Commissioner Morris made a motion to approve the Financing of Police Vehicle with First Bank and the signing agents for the Town will be Kelly Craver and Angel Jenkins.

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

12. Town Attorney Update –Misti Whitman -Ms. Whitman stated that she will provide her updates to the Board during closed session.

13. Town Manager's Report – Kelly Craver – Mr. Craver reviewed his manager's report. A copy is attached to the minutes.

Chief Hicks reported to the Board about exploring the option for take home vehicles for Police Officers. Chief Hicks stated this may help with recruitment and retention.

Angel Jenkins reported on the camera project for Town Hall. Mrs. Jenkins is still working on the camera project for the Boardroom at Town Hall. She will provide more information at a future meeting.

14. Commissioner Comments / Concerns – Mayor Ward asked if Mr. Craver could look into applying for the grants that Ms. Messinger stated was available for the Stormwater projects.

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

Commissioner Bean made a motion to go into closed session. Commissioner Grubb seconded. Motion approved unanimously. (5-0) The Board went into closed session at 7:30pm.

Commissioner Grubb made a motion to go into open session. Commissioner Bean

seconded. Motion approved unanimously. (5-0) The Board went into open session at 7:55pm

16. Updates / New Business – There was no new business.

17. Announcements

August 6 – Watermelon Festival, Pageant & Cornhole Tournament -9am-2pm

Watermelon Wind Down – 7pm-9pm

August 8 – P&R Board Meeting – 6pm

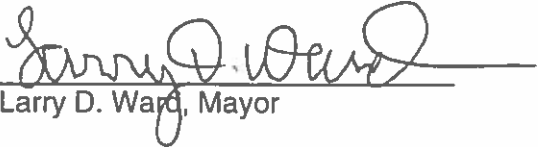
August 15 – P&Z Board Meeting – 6pm

August 27- Movie in the Park -Dusk

18. Board of Commissioners Adjournment – Commissioner Morris made a motion to adjourn.

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

The Board of Commissioners adjourned at 8:00pm.

  
Larry D. Ward, Mayor

  
Angel Jenkins, Town Clerk