

The regular meeting of the Board of Commissioners was held Monday, March 3, 2021 at 6:00pm at Town Hall.

The following members were in attendance: Mayor Larry Ward, Mayor Pro Tem Deanna Grubb, Commissioners: David Askew, Barbara Hogan, Julie Loflin, and Scott Morris. Town Attorney, Paul Mitchell; Town Manager, Ken Gamble; Town Clerk, Angel Jenkins
Department Heads: Police Chief Mark Hicks, Fire Chief Travis Morris, Public Works Director Michael High, Water Plant ORC Heather Hicks, Wastewater Treatment Plant ORC Troy Branch.

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. Approval of February 1, 2021 Minutes- Commissioner Hogan made a motion to approve the February 1, 2021 minutes. Commissioner Askew seconded. Motion passed unanimously. (5-0)
4. 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.*
There was no one signed up to speak during the public comment.
5. Adoption of Agenda – Commissioner Grubb made a motion to the approve Agenda. Commissioner Morris seconded. Motion passed unanimously. (5-0)
6. Public Hearing – Text Amendment to Denton Zoning Ordinance- Mayor Ward asked for a motion to open the Public Hearing. Commissioner Morris made the motion to open the Public Hearing. Commissioner Hogan seconded. The Public Hearing was opened at 6:05pm.

Mayor Ward asked if there was anyone wishing to speak during the Public Hearing, there was one citizen present to speak.

Nathan Nealy, 286 Garner Street stated that he was not in agreement to limit the number of yard sales a resident could have on their property. He stated that some residents use that as a supplement for their income.

Mayor Ward thanked Mr. Nealey for sharing his concerns.

Ken Gamble presented information to the Board in regards to a 2016 Amendment to the Zoning text. Mr. Robert Barr had requested the Board to allow him to hold a flea market/yard sale at the corner of Peacock and S. Main Street. The Board approved this request in 2016.

The changes did not make it to the Zoning Ordinance and the Planning and Zoning Board did not include the text to the revised Zoning Ordinance.

There was a lot of discussion about limiting yard sales at a resident's property.

Commissioner Grubb made a motion to close the Public Hearing. Commissioner Hogan seconded. Motion passed unanimously. (5-0)

Public Hearing closed at 6:15pm

7. Text Amendment to Denton Zoning Ordinance – ZT-2021-01 –
Commissioner Askew made a motion to amend the wording to reflect no limit to yard sales. Commissioner Hogan seconded. Motion passed unanimously. (5-0)

Commissioner Grubb made a motion to approve the amended text to the Denton Zoning

Ordinance ZT-2021-01 as approved in the previous motion. Commissioner Askew seconded. Motion passed unanimously. (5-0)

8. Denton Outdoor Market & Event Space Rules Revision – Ken Gamble- Mr. Gable stated that with the previously approved agenda item, the wording for the Denton Outdoor Market & Event Space would need to reflect the following change: Flea Market – limited to weekends and holiday.
Commissioner Hogan made a motion to approve revision to the Denton Outdoor Market & Event Space Rules. Commissioner Grubb seconded. Motion passed unanimously. (5-0)
9. Surplus Property Resolution – R-2021-02 – Angel Jenkins – Mrs. Jenkins stated that items presented for surplus were from the Police Department. The 2014 Dodge Charger and the 2016 Dodge Charger that was purchased from the Highway Patrol with the intent to use the engine on the 2014 Dodge Charger. The engine did not fit into our 2014 Dodge Charger. Chief Hicks is asking to surplus both vehicles.
Commissioner Morris made a motion to approve the Surplus Property Resolution – R-2021-02. Commissioner Loflin seconded. Motion passed unanimously. (5-0)
10. 2022 Urban Archery Season Renewal – Angel Jenkins – Mrs. Jenkins stated this will be the 4th year the Town has participated in the Urban Archery Season. In 2020, there were 2 does harvested during this extended season. Mayor Ward asked if there have been any issues with the Urban Archery Season. Mrs. Jenkins and Chief Hicks both stated they were not aware of any issues.
Commissioner Askew made a motion to approve the 2022 Urban Archery Season Renewal. Commissioner Grubb seconded. Motion passed unanimously. (5-0)
11. Annual Water Loss Report – Troy Branch – Mr. Branch reviewed with the Board what it takes to calculate the Town’s water loss. The presentation is attached to the minutes. Mr. Branch explained that there is a lot of variable factors to consider when calculating the water loss, that is why it is reported annually. The State wants a systems water loss between 5% - 15%. Our loss has varied over the past 5 years: 5%, 14%, 8%, 5% & 17%.
Commissioner Morris stated that Handy receives their water loss totals monthly.
Mr. Branch stated that Handy only has to calculate water purchased and water sold in order to figure their water loss.
Mr. Gamble stated that our water loss figures would not be accurate reporting them monthly. He also stated that when we came to Denton, he was surprised that are water loss was so low. Stoneville’s water loss, when he started there was 33%. Some of this was due to old water meters.
Commissioner Morris asked if we are doing any kind of meter replacement program.
Michael High stated that we are not at this time.
Mr. Gamble stated that if the Town was going to look at cellular or digital read meters in the future, it would be wise to make the change outs with that type of meter. It would cost \$300,000 to convert all meters to either type.
12. Old Camp Road Property Sale – Ken Gamble -Mr. Gamble stated that there have not been any offers on the Town property located on Old Camp Rd. He stated they could readvertise the property, auction off the property, place it on Govdeals, or leave the signs on the property and see if any interest is generated.
Commissioner Morris made a motion to remove the minimum bid and leave the signs on the property to advertise that it is for sale. Commissioner Askew seconded. Motion passed unanimously. (5-)

13. Town Attorney Update – Paul Mitchell -Mr. Mitchell stated he has been working with Chief Hicks on a Public Records Request on a Use of Force Policy. He has also worked on a zoning appeal, an alley closure and helped with the Town Attorney interviews.
14. Town Manager’s Report – Ken Gamble – Mr. Gamble stated that he has provided the Board with a copy of his report and he would like to highlight a few items.
 - The mainline valve replacement work is scheduled to begin the first week of March. It will take roughly a half day for each valve replacement and probably a full day for the mainline repair at the plant. Pace of work will be driven by the weather conditions. They will start working at the valve closest to Town and work towards the Water Plant.
 - Sales Tax Revenues FY20-21 is delayed by two months, the revenues for July- December are trending higher than what we received in FY19-20. This is the totals so far: July + 10.9%, August + 8.8%, September + 3.1%, October + 12.3%, November +3.6% and December +12.2%.
 - The water totals and cutoff information will be available later in the week.
15. Closed Session – NC G.S.143-318.1(a)(5,6) – Mayor Ward asked for a motion to go into Closed Session.

Commissioner Morris made a motion to go into Closed Session. Commissioner Grubb seconded. Motion passed unanimously.
Board went into Closed Session at 6:50pm.

Mayor Ward called for a motion to go back into Open Session.
Commissioner Hogan made a motion to go back into Open Session. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

Mayor Ward stated that the Board met in Closed session and no action was taken.
Commissioner Comments / Concerns- Commissioner Morris asked about the water line that runs to Council Access Road, where Kaufman is building a parking lot.
Mr. Gamble stated that he has had a conversation with Kaufman in regards to the water lines.

Commissioner Morris made a motion to hire Misti Witman as the new Town Attorney.
Commissioner Askew seconded. Motion passed unanimously. (5-0)

The Board will present the Town Manager’s new contract at the Board meeting in April.
16. New Business/Other Updates -No new business or other updates.
17. Announcements
 - a. Bulky Item Pick-Up Week – March 1st – 5th
 - b. Easter Eggstravaganza – March 27th (Rain Date – April 3rd)
18. Board of Commissioners Adjournment- Commissioner Hogan made a motion to adjourn. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

Meeting adjourned at 8:30pm



Angel Jenkins, Town Clerk



Larry D. Ward, Mayor