

The Board of Commissioners of the Town of Denton held their regular scheduled meeting on Monday, February 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 January 3 & January 10, 2022 Minutes** – Commissioner Grubb made a motion to approve the January 3, and January 10, 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. **Consideration of Subdivision: Tower Mountain Estates, Broad Street, Spring Street and North Main Street -Kelly Craver**

Mr. Craver stated the Board has received a request to approve a sub division, Tower Mountain Estates. This would be an extension of Board Street, Spring Street and six (6) houses on North Main Street. The proposed sub division is for 46 houses in the \$190,000-\$290,000 price range. The developer will build the houses to be sold.

The Planning and Zoning Board approved the preliminary plat for the sub division with the request that the developer install a traffic calming device on Broad Street and Spring Street. There were also concerns about the current conditions of these Streets.

The developer will be responsible for the extension of the water and sewer lines and the street construction to NC DOT standards.

Commissioner Morris asked to be recused from the vote on this item due to conflict of interest.

Commissioner Grubb made a motion to recuse Commissioner Morris due to conflict of interest. Commissioner Bean seconded. Motion passed. (4-0)

Commissioner Grubb made a motion to approve the preliminary sub division plat: Tower

Mountain Estates. Commissioner Bean seconded. Motion passed. (4-0)

- 7. Consideration of Street Closure- Bryon Street** – Kelly Craver – Mr. Craver stated that Bryon Street has an unopened right of way and has not been used. This closure would allow for future development of the connecting lots. Mr. Craver stated that staff recommends this closure.

Commissioner Bean made a motion to close Bryon Street. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

- 8. Consideration of Police Captain Position** – Kelly Craver- Mr. Craver stated they have created a position for Police Captain. The main reason for this position is part of a succession plan. In order for someone in our department to receive the training necessary for promotion of Police Chief, the officer has to be ranked as Captain. The recommendation for entry level salary is \$45,896, and a candidate that is promoted would receive a five percent (5%) salary increase.

Commissioner Morris made a motion to approve the Police Captain position.

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

- 9. Consideration of Waste Pro Contract – Kelly Craver** – Mr. Craver stated that we sent out an RFP for waste collections. Waste Pro was the most affordable at \$14.69 per house, per month. The contract renewal is for 5-years. Contract has been reviewed by the Town Attorney, Misti Whitman.

Commissioner Morris made a motion to approve the Waste Pro Contract. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

- 10. Presentation of Town Code Enforcement Snapshot -Alliance Code Enforcement (ACE)** – Mr. Craver stated that Brandon Emory and Chris Curry were not able to attend the meeting due to other obligations. They have provided the Code Enforcement Snapshot for the Town. There were 230 total violations: 12 minimum housing violations; 17 overgrown lots; 114 junk/nuisance vehicles; and 87 cases of open storage of junk/debris were identified.

The Board reviewed the information provided by ACE. One location was a Town owned property. The Board ask that the Town property be cleaned prior to contacting any residents about violations.

- 11. Approve 2022 Events Calendar – Parks & Recreation Board – Kelly Craver**

Mr. Craver stated that the P&R Board approved the Community Events Calendar at their

January meeting.

Commissioner Morris made a motion to approve the Parks & Recreation Community Events Calendar for 2022. Commissioner Bean seconded. Motion passed unanimously. (5-0)

#### **12. Appointment of Vacant Seat on Parks & Recreation Board – Kelly Craver**

Mr. Craver stated that Nathan Nealy resigned from the P&R Board in January. This term ends in December 2023. The P&R Board would like to amend the Ordinance to allow those five (5) members be from in Town and three (3) either be from in Town or out of Town. There is an application from Tony Ramsey to fill this open position and he lives outside of Town. The P&R Board is recommending Tony Ramsey to the open position that expires in December 2023.

Commissioner Bean made a motion to change the P&R Board membership to eight (8) members: five (5) in Town and three (3) either in or out of Town. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

Commissioner Bean made a motion to appoint Tony Ramsey to the Parks and Recreation Board for the remainder of the position ending December 2023.

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

#### **13. Consideration of BLET Sponsorship Program– Chief Mark Hicks -**

Chief Hicks has been working with Kelly Craver, and Town Attorney, Misti Whitman to establish the BLET Sponsorship Program. The cost for a person to attend BLET is \$1400 for tuition, books and uniforms. With the sponsorship, the candidate would be required to work 24 months, after completing the BLET program. If they quit prior to the 24 months, they would have to pay back \$3,000 for the cost the sponsorship.

The pay back would be prorated based on the time the individual works with the Town. Commissioner Morris made a motion to approve the BLET Sponsorship Program, up to three (3) concurrently. Commissioner Bean seconded. Motion passed unanimously. (5-0)

**14. Town Attorney Update –Misti Whitman –** Mrs. Whitman reviewed the information in regards to fundraising that the Denton Watermelon Queens do as part of their pageant. The funds that are being collected for a group, by Watermelon Queen and is not tax payer funds, can be donated.

Mrs. Whitman has also been working on alleys, street closures, and contracts.

## **15. Town Manager's Report – Kelly Craver**

Mr. Craver provided the Board a copy of his report. A copy is attached to these minutes.

**Water Plant** -Windstream has completed the extension fiber service to the site and has installed fiber into the building.

It appears there is still a minor leak on the new line. The contractor has been notified.

Water plant monthly flow totals were greater in 2020 during the same period in 2021 for the time frame of the water leak on the new line.

**Police Department** - A copy of the police activity log for January.

**Engineering Services**- The RFQ for evaluating Engineering firms for hire for utility projects went out on February 1<sup>st</sup> and are due back by 5 pm on March 3<sup>rd</sup>. This is key to moving projects along for ARPA as well as NC Infrastructure grant funds.

**ARPA Funds Final Rule** -The Final rules for expenditures of ARPA funds were just released. Mr. Craver has provided a copy of a summary of those rules. Take note that it appears that there have been some greater latitudes given to Town's who receive less than 10 million dollars. They have stated that you can claim all the funding as lost revenue. We will be looking into this further. That would appear to give the town much greater latitude in projects to use the funds.

**Permitted Use Table Review**- Mr. Craver provided a marked-up copy of the review by the Planning Board of the Permitted Use Table. The typed "P" designation were the ones from the new ordinance. The yellow highlighted written "P" designation is for permitted uses that were recommended to be changed back to the prior Permitted Use Table. Mr. Craver asked the Board to review this information for consideration.

**Fire Rating System** Mr. Craver stated that he and Chief Dorsett have provided information on the factors that are under consideration for Fire Ratings. We have a 5/9 rating. This means that is you live within 1,000 feet of a fire hydrant, your rating is a five (5). If you live over 1,000 foot from a fire hydrant, your rating is a nine (9)..

**Budget Schedule** – The Capital needs list from the Department Heads will be reviewed and a proposed budget will be presented to the Board at a Special Meeting on April 25<sup>th</sup>.

**Banner Project** – Mr. Craver stated that we are waiting on Duke Energy. Duke Energy has their engineers working on this project.

**16. Commissioner Comments / Concerns**

Commissioner Bean stated that she really learned a lot during the three (3) day training she did last week with the School of Government.

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

Mayor Ward dismissed the Department Heads.

Commissioner Morris made a motion to go into closed session. Commissioner Grubb seconded. Motion passed unanimously. (5-0)

Board went into closed session at 7:05pm.

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

Board went into open session at 8:05pm

Mayor Ward stated that the Board met in closed session for personnel matters and no action was taken.

**18. Updates / New Business**

Mr. Craver presented a pay study to the Board. Commissioner Morris made a motion to approve the Pay Study. Commissioner Bean seconded. Motion passed unanimously. (5-0)


**19. Announcements**

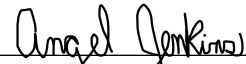
February 28, 2022 – Board of Commissioners Special Meeting – Town Hall -6pm.

**20. Board of Commissioners Adjournment –** Commissioner Morris made a motion to

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

Meeting adjourned at 8:08pm.

  
Larry D. Ward, Mayor

  
Angel Jenkins, Town Clerk