

The Board of Commissioners of the Town of Denton a Regular Scheduled Meeting on Monday, June 3, 2024, at 6:00pm at Town Hall.

The following members were in attendance: Mayor Larry Ward, Mayor ProTem Deanna Grubb
Commissioners: Anne Carter Bean, Scott Morris, Barbara Hogan, Hayden Hicks
Town Attorney, Misti Whitman, Town Manager, Angel Jenkins, Town Clerk, Paula Hedrick

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 Morris requested to move Item # 7, 8 and 9 to after Item #13 and to add a Closed Session for Personal to item #19A.

Mayor ProTem Grubb made a motion to approve the agenda with the adjustments requested. Commissioner Bean seconded the motion. Motion passed unanimously (5/0)

4. Approval of May 6th, 2024, minutes

Commissioner Hogan made a motion to approve the minutes.

Commissioner Bean seconded the motion. 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 was present to speak.

6. Public Hearing to Consider Alleyway Closure Between Daniel Street and Varner Street

Ms. Jenkins stated that there were a few calls confirming the closure location. No issues were expressed. Letters were mailed to adjoining property owners and property was posted. There was a correction made to the posting of the property to clarify the alleyway was being closed.

Mayor Ward opened the public hearing at 6:06pm. No one was present to speak.

Mayor Ward closed the public hearing at 6:06pm.

Commissioner Morris made a motion to approve the Alleyway Closure between Daniel Street and Varner Street.

Commissioner Hicks seconded the motion. Motion passed unanimously (5/0)

7. Public Hearing for Consideration of Annual Budget for the Fiscal Year 2024/2025

Ms. Jenkins provided a complete review of the annual budget for Fiscal Year 2024/2025.

General Fund

The revenue for the FY 2024/2025 will not reflect an increase in Ad Valorem Taxes. There is a slight increase due to the new development in Town. The Sales Tax is projected by the state to see a slight increase, but nothing as significant as the last few years.

This budget does propose that we change the Golf Cart Registration process slightly. Currently, golf cart owners are contacted in December to remind them to have their golf carts inspected and provide updated insurance information. As of this meeting, there are still a large number of golf carts that are not current on their registration. Staff is recommending to notify the golf cart owners of the required renewal beginning January 1, through March 31 will be \$5.00 for renewals. After March 31, it will be considered a new registration, and the cost will be \$25.00.

The novelty Town of Denton license plates will increase from \$4.00 to \$5.00 each.

The line item for the banner project can be included, as the poles downtown have been replaced and we may be able to work with Duke Energy on a placement agreement. The cost has increased on banners, brackets and other materials. We will need to explore the cost again.

The budget does include an increase in pay to staff in the Administration, Fire Department and Wastewater Plant. Last budget year, we did an increase in pay at the Police Department, Public Works and the Water Plant.

One of the biggest stressors on the budget is the increase in premiums for the employee insurance through Blue Cross Blue Shield (BCBS). Our agent, Randy Beasley provided renewal options to help offset the cost of the original renewal at 30.2%. The current policy is considered a grandfathered plan is not a part of the Affordable Care Act (ACA). At the advisement of Mr. Beasley, we have not changed to the ACA because once a company goes from the grandfathered plan to the ACA, you cannot go back to the grandfathered plan. Mr. Beasley did share that the increase appears to be from a high number of claims during the lookback period. Ms. Jenkins explained there has been a change in staffing and those that seemed to be contributing to this volume of claims is no longer on staff. This

means we should see a decrease in premium next year. It is staff recommendation that we renew with the BCBS NC Alternate plan #6319288. This brings our renewal rate at approximately 17.4% increase verses a 30.2% increase with the current plan.

Commissioner Morris asked what the amount owed from the Enterprise Fund to the Fund Balance was and questioned if this amount can be forgiven.

Ms. Jenkins stated that the Enterprise Fund Balance owes the General Fund \$40,524.00, we could pay \$20,000 this year and pay the balance of 20,524 in 2025, this amount cannot be forgiven.

Ms. Jenkins stated that we have additional funds left in the Powell Bill account and this will contribute to the paving and sidewalk projects for the coming year.

Administration Budget:

Commissioner Bean stated that the request for a Pergola for Harrison Park is not necessary at this time and funds could be better used elsewhere. Computer upgrades and restroom upgrades should be approved. Mural ideas should be handled on a case-by-case basis.

Commissioner Morris stated that the upgrades to the Farmers Market should be presented for Board approval.

Police Department:

The Budget request for the Police Department included three rifles, two kits for unlocking cars for the public, two Panasonic Toughbooks, two stop sticks and the new Police vehicle Ford Explorer AWD Vehicle plus upfit cost. Chief James is looking into a Body Armor grant.

Fire Department:

Budget request for online training program, upgrade office computer, and a laptop for the Fire Chief, three complete sets of personal protective equipment (PPE), increase volunteer call pay to \$12, and increase Fire Chief pay. Chief Dorset has applied for two grants that should be awarded after July 1, 2024.

Public Works:

Budget request for laborer to apply sealant to the roof of the Public Works building, engines for the motor grader and one of the 65kw generators, repairs to Jet Vac truck, , shop tools, and a good used service truck, upfit for hydrants and required tool for change

out. Paving project for this budget year will be \$225,000 - \$250,000 depending on the listed roads, and the amount of sidewalk replacement work is planned for this budget year.

Enterprise Fund

The Board made the recommendation to increase the basic water and sewer usage by \$1.00 each. In Town base rate would go from \$26.14 to \$27.14 for both water and sewer. The cost for water and sewer over the first 1,000 gallons would remain at \$6.43 per 1,000 gallons used for both water and sewer. Water and sewer for Out of Town Residents would increase from \$52.28 to \$53.28 for the base rate- 1,000 gallons The cost for water and sewer over the first 1,000 gallons would remain at \$12.86 per 1,000 gallons used for both water and sewer.

There were no changes in the late fees, delinquency fees, and tap fees.

Water Plant

The budget request includes the increased cost in chemicals and lab supplies. There are several projects that we are waiting for quotes to come in. One being tube or plate settlers for the basins, spare chemical pumps, and updates to the building. We will look at a new build-out on the SCADA system, replacing the ageing Auma Actuators, and increased staffing to cover the increasing demand for services.

Wastewater Plant

The Budget request include training and travel for continuing education for staff, replacing the laboratory building flooring and vent the bathroom, new pH/Conductivity laboratory meter and probes, heaters for pump room, sulfur dioxide room, chlorine room and shop room. Auma actuator, and grant projects.

The Police Department and the Wastewater Plant are having issues with the flooring in their buildings. They have called two individuals for quotes.

Commissioner Morris recommended Donnie Dietz with Dietz Flooring in Lexington, NC. Commissioner Morris also asked if the Departments were purchasing supplies locally. Ms. Jenkins stated that the Departments do purchase items locally, but there are times when items are not available in Town, and to cut cost we do look for the best deal when it comes to come items.

Commissioner Bean referenced that supplies for the departments should be purchased

locally, keeping our funds in Denton.

Mayor Ward asked for a motion to open the Public Hearing for the 2024/2025 Budget.

Commissioner Morris made a motion to open Public Hearing

Commissioner Bean seconded the motion. Motion passed unanimously (5/0)

No one present to speak either for or against the proposed budget.

Commissioner Morris made a motion to close Public Hearing

Mayor ProTem seconded the motion. Motion passed unanimously (5/0)

8. Approval of Fiscal Year Budget 2024-2025

Ms. Jenkins stated that the motion would need to reflect the stated changes in the previous budget discussion.

Commissioner Hogan made a motion to approve the 2024/2025 Budget with the stated changes in the previous discussion.

Mayor ProTem Grubb seconded the motion. Motion passed unanimously (5/0)

9. Approval of Schedule of Fees for Fiscal Year 2024-2025

Commissioner Hogan made a motion to approve the 2024/2025 Budget with the recommended changes to the fee schedule.

Mayor ProTem Grubb seconded the motion. Motion passed unanimously (5/0)

10. Review and Approve Replacement Town of Denton Sign Located at Red Hill – Paula Hedrick

Ms. Hedrick provided and updated color scheme for the Town of Denton sign to replace the one at East Salisbury and Highway 109 (Redhill). The cost is \$2750 for the sign and post. Public Works would install the sign. The next phase would be to add the rock work around the bottom of the post for added curb appeal

Commissioner Bean made a motion to approve the replacement of the Town of Denton sign.

Commissioner Morris seconded the motion. Motion passed unanimously (5/0)

11. Davidson County Tourism-Recreation Investment Partnership (TRIP) Board – Chris Phelps

Mr. Phelps was present to speak about layout options for W. Johnson Park off Fourth Street. He shared that the Davidson County Tourism-Recreation Investment Partnership (TRIP) is funded by the Davidson County Government and other resources both private and public. Mr. Phelps presented a basic option for W. Johnson Park to include a walking trail, picnic areas,

possibly disc golf and the potential to expand a greenway through Town with an agreement with the NC Department of Transportation. There are grants available to help with the funding of this project. (Ex: PTRC, Local and State grants, NC Forest grant, Trail grants) Some of the grants are a percentage match. He indicated that there would need to be an environmental review. We need to schedule a couple of community input sessions to gather information on the needs of the community. We can look at scheduling these meetings for late July or early August.

12. Review and Approve Duke Energy Street Lighting Project for Highway 109 and Spring Street- Angel Jenkins

Ms. Jenkins provided the Duke Energy lighting service agreements for Hwy 109 and Spring Street. At the last meeting we reviewed the proposed cost of the project and questioned the increased cost for the lights in conjunction with the timing of the request. The overall cost will be \$11,740.20 split over a five-year period. This would be broken down to \$195.67 per month. Duke Energy stated "the base rate that was given to us is set by the utility commission and is never a set in stone rate. Once they receive a signed contract, they state four to six weeks for installation on "most" projects. Ms. Jenkins stated that the buildout for Spring Street is also provided with the Highway 109 project. Spring Street could not be designed until the driveways and most of the construction was completed. This is a standard agreement for additional lighting on the extension of Spring Street. The overall cost will be \$5,301.60 split over a five-year period. This would be broken down to \$88.36 per month.

Commissioner Bean made a motion to approve the Duke Energy, Highway 109 Project and Spring Street Extension.

Commissioner Hicks seconded the motion. Motion passed unanimously. (5/0)

13. Davidson Davie Community College Apprenticeship Program Update- Angel Jenkins

Ms. Jenkins stated that this is an update from the Davidson Davie Community College (DDCC) Apprenticeship program. At the May meeting of the Davidson County EDC Board, Casey Smith, County Manager asked for input from the municipalities on providing support and financial support for the DDCC Apprenticeship Program. They have requested support of \$50,000. The DC-EDC County Board provided \$25,000 this FY for the program.

Davidson County is projecting to budget \$7000 of the remaining \$25,000. The request is for the Town to consider contributing to the remaining balance of \$18,000.

Commissioner Morris suggested that the Town of Denton give \$500.00 in support of the apprenticeship program.

Commissioner Morris made a motion to approve the support amount of \$500.00.

Commissioner Hogan seconded the motion. Motion passed unanimously (5/0)

14. An Ordinance to Deem Property Uninhabitable in Accordance with N.C.G.S. 160D, Article 12 and the Town of Denton Ordinance IX.91 Minimum Housing Standards

Ms. Whitman stated that she had read through the Ordinance and noticed that a title search had not been completed by Alliance Code Enforcement. The property did change names from the original owners to Nicolé Sams on September 15, 2021, and the Estate closed March 8, 2023. However, the liens have been filed to the previous owners that are deceased. Ms. Whitman advised that she would review the contract with Alliance Code Enforcement tomorrow (June 4) and that we need to give proper notice of 30 days under Nicole Sams name. The filing of Ordinance to Deem Property Uninhabitable in Accordance with N.C.G.S. 160D, Article 12 and the Town of Denton Ordinance IX.91 Minimum Housing Standards will be handled by Kayona Firm.

Commissioner Morris stated that we should give Alliance Code Enforcement notice and express our displeasure.

Commissioner Morris asked if we could reach out to Environmental Health once more regarding moving this process along.

15. Town Department Head Reports

A printed copy of the Department Head reports is attached to the minutes.

Police Department – Chief James

Water Treatment Plant- Jason Faunce

Fire Department- Chief Dorsett

Wastewater Treatment Plant- Troy Branch

Administration- Paul Hedrick

Public Works- Michael High

16. Town Attorney Update

Ms. Whitman advised that a letter was received from Summey Engineering where they felt one Commissioner did not want the project to move forward. Based on the in-person conversation from the prior months meeting.

Commissioner Morris stated that he did not feel he had stated anything inappropriately.

He did say he had reached out to Mack Summey directly to see where they stood on the project and expressed the need for this to be completed.

Ms. Whitman stated that we would compile a written letter given direction with a timeline and instructions.

Commissioner Bean requested that we send a letter via email and certified mail

Ms. Jenkins stated that she would draft a letter to Summey Engineering in regards to testing the 10" line on North Jones Street and the Hydraulic Study and send to Ms. Whitman for review.

17. Town Manager's Report

Ms. Jenkins provided a LaBella update. Commissioner Morris asked for a copy of the Handy Contract. Commissioner Morris asked about the gallons per day and per 30-day period that we are required to provide to Handy Sanitary District. Ms. Jenkins stated that in our current contract, there is not a stated amount per day for an overage upcharge. It is based on a 30-day period. The contract states that they are required to purchase 425,000 gallons per day and not to exceed 1,125,000 gallons a day, averaging over 30 days at the annual cost per 1,000.

18. Commissioner Comments / Concerns

No additional comments

19. Announcements -

- Special Called Meeting with Handy Sanitary District Board – June 11, 6pm
- Downtown Antique Festival – July 2nd - July 6th, 2024

19a. Closed session for personnel matters – G. S. 143-318.11 (a)(6)

Commissioner Morris made a motion to go into Closed Session 8:30pm

Commissioner Bean seconded the motion. Motion passes unanimously (5/0)


Commissioner Morris made a motion to come out of Closed Session 9:05pm

Commissioner Bean seconded the motion. Motion passes unanimously (5/0)

20. Board of Commissioners Adjournment

Commissioner Morris made a motion to adjourn. 9:08pm

Commissioner Bean seconded the motion. Motion passes unanimously (5/0)



Larry Ward, Mayor



Paula Hedrick, Town Clerk