

The Board of Commissioners of the Town of Denton a Regular Scheduled Meeting on Monday, August 5, 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 Manager, Angel Jenkins, Town Clerk, Paula Hedrick
Town Attorney, Misti Whitman

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

Mayor ProTem Grubb asked to add 9a. Acceptance of the State Fire Grant and 9b. Consideration and Approval of AED Defibrillators for Town Facilities to the agenda
Commissioner Morris made a motion to add 9a. and 9b. to the agenda.

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

4. Approval of July 8, 2024, minutes

Commissioner Bean made a motion approve July 8, 2024 minutes.

Commissioner Hicks 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 during Public Comment.

6. Police Department Recognition of Promotion for Matthew Clodfelter to Police Captain

Chief James advised that he held an interview/promotion review on July 24, 2024 at Town Hall. He had other agencies from Salisbury, Thomasville and Lexington to conduct the interviews for candidates for the Sergeant and Captain positions. After reviewing the information, Matthew Clodfelter, an active officer with the Town was chosen as Captain. Chief James stated that his 18 years' experience in Law Enforcement will be a great asset to Town's Police Department. His family was present to participate in this badge presentation for the promotion. Chief James thanked the three interviewers, including those that took part in the scenario process.

7. Public Hearing to Close Three Alleyways located on East Finch Avenue and East Noel Avenue – Angel Jenkins

The notice for the Public Hearing was published in the Denton Orator, property was posted and letters mailed the adjacent property owners.

Ms. Jenkins stated there was one question from adjacent property owner, John Clark at 384 Daniel Street. Mr. Clark asked how the property would be divided. Ms. Jenkins explained the property would be divided equally to the adjacent property owners. He voiced concern with the driveway of Debbie Myers 48 East Noell Avenue being affected by the division of the alleyway. Ms. Jenkins shared with Mr. Clark that she would note his concern and that he was welcome to address the Board during the public hearing.

Commissioner Hogan made a motion to open a Public Hearing.

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

There was no public comments in favor of or against closing the alleyways.

Commissioner Hogan made a motion to close the Public Hearing.

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

Commissioner Hogan made a motion approve to close the three alleyways, two from East Finch Avenue to East Noell Avenue, and one alleyway between the adjacent properties in stated area.

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

8. Public Hearing for Consideration of Rezoning request from Todd Yates for Parcel number 070350000017 from LI to R8 – Angel Jenkins

Todd Yates is requesting a parcel located at the intersection of North Main Street / Highway 109 / Garner Road to be rezoned from LI to R8. This property is located within the Town limits.

Mr. Yates is working to develop a subdivision on this property.

The Planning and Zoning Board approved the rezoning of Parcel number 070350000017 from LI to R8 at their meeting on August 20th, 2024. The Planning and Zoning Board recommends the Board of Commissioners to approve this rezoning.

Mr. Yates developer, Mr. Cory Sloan is present to answer any questions of the Board.

Commissioner Bean made a motion to open a Public Hearing.

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

Commissioner Hogan made a motion to close the Public Hearing.

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

Commissioner Morris made a motion to approve rezoning Parcel number 070350000017 from LI to R8 Mayor ProTem Grubb seconded the motion. Motion passed unanimously (5/0)

9. Resolution R-2024/25-02 to Approve Surplus Property for Public Works and Water Plant – Angel Jenkins

Ms. Jenkins advised that there are several items that we need approval to Surplus. Copies

attached to minutes.

- Water Treatment Plant – There is an old poly tank that is no longer being used. The outer insulations was damage during a chemical delivery. When removed from service, the interior tank held water, no cracks indicated.
- Public Works - The Tractor and Bushhog were replaced last budget year by the tractor with the extended bushhog arm. Both are older pieces of equipment and the year and hours on each are unknown.
- The two generators were purchased from the City of Lexington several years ago with the intent on using them at the Wastewater Treatment Plant or at a pump station. They have not been installed or used. With the generator from the Water Plant now at the Wastewater Plant, we do not need these generators.

Commissioner Morris made a motion to approve the surplus list.

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

9a. Acceptance of State Fire Grant Funding and Approval of Budget Amendment 24/25-01.

Fire Chief Dorset has received approval of State Fire Grant Funding in the amount of \$78,780.00 for 10 radios, and 6 turnout gear. This is a 50/50 grant, in the amount of \$39,390 with a match from the Town of \$39,390.00.

Commissioner Hogan made a motion to accept State Fire Grant Funding and approve Budget Amendment 24/25-01.

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

9b.Consideration and Approval of Placing Automated External Defibrillators (AED) Units at Town Facilities.

Recently, Administrative staff attended a CPR class held at the Denton Civic Center along with the Fire Department and Police Department. Upon review, it was determined that several of the Town locations are in need of AED Units onsite. Ms. Jenkins stated American AED, the units are on sale with a savings of approximately \$2,250.00. Ms. Jenkins stated that we are looking to purchase one for the Civic Center, Public Works, Water Plant, Wastewater Treatment Plant and two for the Police Department.

Commissioner Bean made a motion to purchase 6 AED for the above departments.

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

10. Town Department Head Reports

Administration – Paula Hedrick

Public Works – Michael High

Police Department – Chief Mike James

Water Treatment Plant – Jason Faunce

Chief James stated that he had received a \$10,000 donation from a citizen to be used for the Police Department for agency needs.

Ms. Jenkins stated that we would need to make a motion and second to accept this donation.

Commissioner Hogan made a motion to accept the \$10,000 donation for the Police Department. Mayor ProTem Grubb seconded the motion. Motion passed unanimously (5/0)

Chief James requested the Board to consider using a ghost decal on the new Dodge Charger. Several agencies are using this type of decal. It would be white decals, that are reflective at night.

Commissioner Bean made the motion to approve the ghost decals for the new Police car. Commissioner Hicks seconded. Motion passed unanimously. (5/0)

Commissioner Morris made a recommendation to add cameras in the downtown area.

11. Town Attorney Update

Ms. Whitman stated that Kania Firm has sent documentation to the Mortgage Company that holds the loan for 249 Farmbrook, for the monies that are due.

12. Town Manager's Report

Ms. Jenkins provided the following updates:

- 249 Farmbrook: The owner has been provided the amount due to the Town for liens, and the foreclosure procedure, as well as past due water and sewer bills. The Mortgage company had a company clean the junk piles and mow the property. The property owner stated she is trying to sell the house; the mortgage company wants to save the house.
- Summey Engineering – Bobby Kivett met with Handy Sanitary District (HSD) on August 1, 2024, to review the process of checking the meter on Hwy 47. Due to HSD staff being on vacation, they are going to try to schedule the system testing the end of next week or the first of the next week.
- SEPI: Chris Corriher is setting up a meeting with the new NC DOT district manager to discuss the AST paving that we have on schedule. He is aware of the paving breakdown on 3rd Street and has reached out to the contractor. Due to the extreme heat, he would like to have this issue corrected the last of September or mid-October.

- Ms. Jenkins will be attending the Certified Zoning Officers Conference August 11th – 15th, 2024. The Planning & Zoning Board has changed their scheduled meeting to August 20, 2024 for a preliminary plat review for Todd Yate's Subdivision.

A copy of the Manager Report is attached to the minutes.

Commissioner Morris asked for an update on the AMI Meter quotes.

Ms. Jenkins stated that we have received three quotes at this time and she is waiting on the fourth quote.

Commissioner Hogan asked for an update on Chris Phelps and the planning for Johnson Park. During Chris last visit he was going to set a time for public comment regarding the addition of Johnson Park.

Ms. Jenkins stated that she would follow up with Mr. Phelps and see if a date has been set.

Commissioner Bean asked if we could check with Wooten Engineering to review LaBella outline to see if this is industry standard.

Commissioner Morris asked if we would paint and refurbish the old Public Works building Ms. Jenkins stated that we would review and advise.

13. Commissioner Comments / Concerns

Commissioner Morris stated on August 10, 2024, the South Atlantic Fire Rescue Expo at the Raleigh Convention Center will present an Honor of Valor Award to Chief Brandon Dorset and Deputy Fire Chief Travis Morris for their actions during the incident that that resulted in the passing of Captain Ronnie Metcalf.

Commissioner Morris asked about the roofs at Public Works and Town Hall.

Ms. Jenkins stated that we are waiting on quotes.

Mayor Ward asked Mr. High when he would be able to do the work to the sidewalks downtown. It was decided to reach out to contractors to provide bids on the project.

Commissioner Bean stated that she would like to thank Public Works for installing the speed limit signs and stop signs on Broad Street and Fourth Street.

14. Announcements –

- August 17th – Back to School Bash / Movie in the Park / Cornhole Tournament
Community Service Pageant
- August 19th - Parks and Recreation Board Meeting, 6pm – Town Hall
- August 20th - Planning and Zoning Board Meeting, 6pm- Town Hall

(Rescheduled)

15. Closed Session for Attorney- Client Privilege in Accordance with NC G.S. 143-318.11(a)(3)

Commissioner Hogan made a motion to go into Closed Session.

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

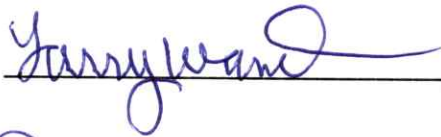
Commissioner Bean made a motion to come out of Closed Session.

Mayor ProTem seconded the motion. Motion passed unanimously (5/0) 7:25pm

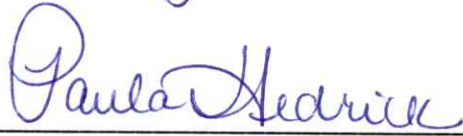
16. Board of Commissioners Adjournment

Commissioner Bean made a motion to adjourn.

Commissioner Morris seconded the motion. Motion passed unanimously (5/0)
8:12pm



Larry Ward, Mayor



Paula Hedrick, Town Clerk