

The Board of Commissioners of the Town of Denton a Regular Scheduled Meeting on Tuesday, September 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, Hayden Hicks. Absent: Barbara Hogan 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

Mayor ProTem Grubb made a motion to adopt agenda.

Commissioner Hicks seconded the motion. Motion passed unanimously (4/0)

4. Approval of August 5, 2024 minutes

Commissioner Bean asked to delay the approval of the August 5, 2024 minutes to give time to review.

Commissioner Bean made a motion to delay approval.

Commissioner Morris seconded the motion. Motion passed unanimously (4/0)

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 present to speak

6. Public Hearing Subdivision Plat Review Todd Yates for Parcel number 070350000017

A rezoning request from LI to R8 was approved at the July 24 meeting. The parcels in this preliminary plat map do meet the set-back requirements. A request was made to the Planning & Zoning Board for a waiver on the curb and guttering and it was granted.

Mayor Ward asked Todd Yates if he would like to address the Board regarding this project.

Todd Yates owner of Parcel number 070350000017 stated that the parcel is a 15-acre track, in good condition, and stated this will be a nice subdivision. The homes that will be built range \$250,000 - \$300,000 and they have received prior approval from the North Carolina Department of Transportation (NCDOT) allowing entrance to the development from Garner Road.

Commissioner Morris asked if the hammerhead turn-around could be made into a cul-de-sac?

Cory Sloan with Sloan Civil Solutions stated that the 120' Hammerhead meets the North Carolina Department of Transportation Subdivision requirements as well as the North Carolina Fire Code.

Commissioner Bean asked what the travel time from the farthest point is.

Mr. Sloan stated it was 1700' from the last house in the subdivision to Garner Road.

Commissioner Morris asked what the shaded area on the plat map was.

Mr. Sloan indicated that the shaded area was the sewer line connection between from one road to the next and from the development to North Main Street connection.

Mayor Ward asked for a motion and second to Open Public Hearing

Commissioner Bean made a motion to Open Public Hearing at 6:07pm

Mayor ProTem Grubb seconded the motion. Motion passed unanimously (4/0)

Public comment: No one present to speak

Mayor Ward asked for a motion and second to Close Public Hearing

Commissioner Morris made a motion to Close Public Hearing at 6:08pm

Commissioner Bean seconded the motion. Motion passed unanimously (4/0)

Commissioner Bean made a motion to approve the Todd Yates Subdivision Plat Map.

Commissioner Hicks seconded the motion. Motion passed unanimously (4/0)

7. Resolution 24/25-03 Accept Grant Funding for Asset Inventory and Assessment Funding for the Water Treatment System – Angel Jenkins

Ms. Jenkins stated Resolution 24/25-03 is for accepting the grant funding for the AIA study to be managed by Wooten Engineering firm. North Carolina Department of Environmental Quality requires a resolution from the Town to accept the funding for these grants.

These funds will provide us with an inventory system asset for the Water Treatment System and allow us to map out the entire system, look at infrastructure, assess the life of the 16" line, cost and repair.

Commissioner Morris questioned the size of the lines. Ms. Jenkins stated she would advise once she has more details.

Commissioner Morris made a motion to approve Resolution 24/25-03 to accept grant funding for Asset Inventory and Assessment Funding for the Water Treatment System. Commissioner Bean seconded the motion. Motion passed unanimously (4/0)

8. Resolution 24/25-04 Accept Grant Funding for Asset Inventory and Assessment Funding for the Wastewater Collection System – Angel Jenkins

Ms. Jenkins stated Resolution 24/25-03 is for accepting the grant funding for the AIA study to be managed by Wooten Engineering firm. North Carolina Department of Environmental Quality requires a resolution from the Town to accept the funding for these grants. These funds will provide us with an inventory system asset for the Wastewater Collection System.

Commissioner Morris made a motion to approve Resolution 24/25-04 to accept grant funding for Asset Inventory and Assessment Funding for the Wastewater Collection System.

Commissioner Hicks seconded the motion. Motion passed unanimously (4/0)

9. Consideration and approval for Police Department flooring project – Angel Jenkins

Ms. Jenkins stated the enclosed flooring quote from Dietz Flooring Design out of Lexington has been provided for consideration and approval for the hallway between the Chief's office and the Captain's office which has damage due to water. The initial flooring has been removed and repaired. We have received a quote to just floor the hallway or to replace the flooring on the Police Department side. The flooring is old and has several areas that are damaged from years of wear.

It is staff recommendation to consider replacing the flooring in the Police Department and painting the remaining walls that are still dark brown paneling.

Mayor ProTem Grubb made a motion to replace all flooring and paint.

Commissioner Bean seconded the motion. Motion passed unanimously (4/0)

10. Review proposed waterline connection for Fletcher Lane and Highway 47 – Angel Jenkins

Ms. Jenkins stated that Summey Engineering has provided a preliminary extension on Highway 47 and Fletcher Lane. This would connect the water line on Highway 47 to a

hydrant that is currently not used for fire protection. This would create a loop in our system and elevate the dead-end line. In testing the master meter on Highway 47 with Handy Sanitary District, the entire system was losing water while having this meter turned on (Water Plant reported a quick response in lowering levels at the plant) Summey Engineering has obtained drawings of Handy's water system in the area and is reviewing other avenues for diverting water throughout the system. This preliminary design for this connection is connecting the line straight across Highway 47, looking at the possibility of moving the master meter to a different location to provide a more stable system when in use. (documentation attached for reference)

Commissioner Morris asked could we connect to the hydrant at Fourth Street at Thermo Products.

Commissioner Morris also asked if Handy was changing out the Master meters without notifying the Town of Denton.

Ms. Jenkins confirmed that they were.

11. Town Department Head Reports

Administration – Paula Hedrick

Public Works – Michael High

Police Department – Chief Mike James

Water Treatment Plant – Jason Faunce

Fire Department – Ch. Brandon Dorsett

Wastewater Treatment Plant – Troy Branch

(documentation attached for reference)

Commissioner Morris made a recommendation that the Police Department participate in a dunking booth at the upcoming Street Festival on October 12th, 2024.

Fire Chief Dorsett volunteered the Fire Department to join the Police in Dunk a Hero at the Festival.

12. Town Attorney Update

Ms. Whitman stated that she has sent a copy of the current Handy contract with notes to the Commissioners, there are several areas with loose language. Ms. Whitman stated that she and Ms. Jenkins have had a discussion of working on better communication between herself, commissioners and the departments. ~~It was stated that LaBella is waiting on clarification.~~ **Ms. Whitman clarified that the question was presented, was Labella waiting on anything from the Town of Denton to move forward and the response was no. (Amendment 10.7.24)**

Ms. Whitman mentioned that the Board should get involved as well on the Dunking booth at the

upcoming Street Festival.

Ms. Whitman stated after further review of the Railroad Contract to install the lights and arm at West First Street, the projected cost would be \$338,000 for installation. The Town would need to pay upfront 100% of the cost, this would be reimbursed to the town through a grant. The estimate is several months old, so the overall cost could fluctuate now from the initial installation estimate.

Commissioner Morris stated that he would like to Table the discussion on the Railroad Contract.

Mayor Ward asked if we could have the North Carolina Department of Transportation (NCDOT) do a speed study on Highway 109 with consideration of the new businesses added.

Ms. Jenkins stated we would have to do an Ordinance to change the speed limit from 45mph to 35mph in the business district located on Highway 109. Ms. Jenkins stated that the NCDOT charges \$1,000 to re-time a single traffic light.

Commissioner Morris asked for a Traffic Study of Hwy 109 from City Limit to City Limit.

Commissioner Bean asked about Cypress Creek Renewables. Ms. Jenkins stated that they have acquired an additional 120 acres to add to the 500 acres they have already purchased. Commissioner Bean asked if that included the Thermo Building located on the Loflin parcel. Ms. Jenkins stated that she did not believe so.

Commissioner Morris asked if Wooten Engineering could take over the LaBella projects?

Ms. Jenkins stated you have to realize if you switch now, you are only starting over.

Commissioner Morris asked why it has taken a year on the development of the Website through Slamdot?

Ms. Jenkins stated that we are going to try have it completed in 30 days.

Commissioner Morris asked who had the authority to close the Mayor's office and move the desk to the Town Clerk's office.

Ms. Jenkins stated that she as the Manager made the decision to take an office that was not being used and make a storage room that is much needed for all the information stored at Town Hall. Ms. Jenkins felt it was more beneficial for the conference room to be available in the event that the Board needed to go into closed session during a Board meeting. Ms. Jenkins also stated that this information had been discussed with Mayor Ward and Commissioner Morris

individually and had agreed to reopen the office, return the desk to the office and purchase a desk for the Town Clerk's office.

Commissioner Morris stated that the Manger did not have the authority to close the office and there were other buildings owned by the Town that could be used for storage.

Ms. Jenkins stated that the information stored by Town Hall should be stored at Town Hall.

After further discussion from the Board of Commissioners, Mayor Ward allowed a comment from Robin Garrison, a Town employee of 22 years. Ms. Garrison spoke to the Board of Commissioners on behalf of Town Administration regarding the needs of this department.

Ms. Hedrick also asked Mayor Ward if she may address this issue. Ms. Hedrick stated that she had a conversation with Mayor Ward, and he was not upset regarding the desk being moved, and the office being used for the much-needed storage. She had shared with Mayor Ward that the desk would be returned to his office.

The consensus of the Board was to use the conference room as a storage room and restore the Mayor's office.

Commissioner Bean asked about Robin Sage accessing Private Property.

Ms. Jenkins stated that she was aware of the incident and Robin Sage was made aware and this should not happen in the future.

13. Town Manager's Report

Ms. Jenkins stated The Police Chief made an offer of employment to a candidate for Sergeant. They had accepted but has since declined due to pending surgery. We are reporting on the job.

We have hired a new staff member at the Water Plant. They have a background in lab work on the water side and in wastewater, and will be attending school next month. We also have an individual that will be working part time, that is a certified operator in Asheboro.

Two weeks ago, Ms. Jenkins attended the Certified Zoning Officer Conference. Lots of information shared regarding several proposed bills that will affect our zoning ordinances. It has not passed into law, will provide information if it is passed.

Staff had a training with Slamdot on the website layout. Once some changes are completed, we have asked for a live link for the Board to review.

The new Town of Denton sign is ready and Public Works will be installing it at Red Hill soon.

14. Commissioner Comments / Concerns

Mayor Ward stated that he would like to see us move forward on the renovations to 71 N. Main Street. Mayor Ward stated that he would like to appoint three Commissioners to access the project and report back to the Board at our November 2024 meeting. He would like to appoint Commissioner Bean, Commissioner Morris and Mayor ProTem Grubb as the sub-committee. Ms. Jenkins stated that meetings held by the sub-committee would be an open meeting with three elected officials on the committee. This requires notice of a meeting to be posted 48-hours prior to all meetings.

Mayor Ward mentioned the Museum possibly being located in a portion of the current Town Hall in the future when the Police Department occupies this building. Ms. Jenkins reminded Mayor Ward that the Museum is now its own entity.

Mayor Ward asked to review eligible funds and the process to fund the renovations to 71 N. Main Street.

14a. Closed Session for Attorney- Client Privilege in Accordance with NC G.S. 143-318.11(a)(3)

Mayor Ward asked for a motion and second to go into Closed Session. 7:55pm

Mayor ProTem made a motion to go into Closed Session.

Commissioner Bean seconded to motion. Motion passed unanimously (4/0)

Mayor Ward asked for a motion and second to come out of Closed Session. 9:06pm

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

Commissioner Hicks seconded to motion. Motion passed unanimously (4/0)

No action taken.

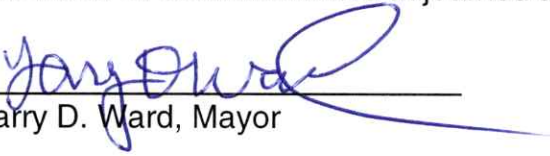
15. Announcements –

- September 11 – 9/11 Day of Remembrance
- September 16 – Parks and Recreation meeting 6:00pm
- September 17 – Planning and Zoning meeting 6:00pm

- September 17 – Fall Litter Sweep, 5:30pm-7pm- Harrison Park
- September 28 – Bark in the Park / Bike Rodeo- Harrison Park

16. Board of Commissioners Adjournment

The Board of Commissioners adjourned at 9:07pm.



Larry D. Ward, Mayor



Paula Hedrick, Town Clerk