

February 22, 2021

Working Session

The Working Session was made available Online using Microsoft Teams, in person attendance was restricted by request only.

At 6:30 PM Mayor McNinch called the Working Session of the Denton Town Council to order on this date, leading everyone in the Pledge of Allegiance to the Flag and thanked everyone for joining.

Attendance:

Mayor McNinch asked for the record to reflect that Councilwoman Wilson was attending virtually, and that all the other Councilmembers were in attendance in person.

Staff in attendance included Mr. Don Mulrine, Town Administrator, Acting Chief George Bacorn, Phil Clark, Mark Chandler, David Renshaw, and Karen Monteith.

Mr. Chris Drummond, Town Attorney.

Discussion was held on the following items:

His Hope Ministries

Ms. Lynn Keckler, Executive Director of His Hope Ministries, provided an overview of the services HHM offers to the community, sharing their 10 plus years of history and explaining the needs for the future. HHM offers homeless shelter for individuals and families, serving 163 people at the shelter located in Denton in 2020. They have a full-service Resource Center with Housing Counselors, Directors and manage and Unaccompanied Youth Program, along with the Senior Haven which provides shelter for senior citizens. Through the Homeless Prevention Program, they were able to assist 61 Families from evictions and with the Rapid Rehousing Program they were able to house 129 people this past year.

Mr. Loge Knight, Programs Director, spoke about the future expansion plans, the need for a year-round shelter, to have their own facility, with separate areas for the unaccompanied youth, separate areas for families, single woman and single men, a large commercial kitchen and dining room with a place for shelter, resources and transitional housing. They would also like to be able to provide a cold-weather shelter for those that are homeless but may not qualify to be able to be housed with others. He spoke of how beneficial it would be to have everything in a single location.

Mr. Andrew Breeding, a General Manager for Bob Breeding General Contractors, and a volunteer serving on the HHM Building Committee, spoke with the Council about the possibility of HHM acquiring some of the land the Town owns known as the former Southern States Properties. Mr. Breeding shared preliminary concept site plan reflecting approximately 6.7 acres, which would allow them to build the facility for their current needs and provide additional lands for future expansion and be close to the proposed new Social Services. Time wise looking to break ground in 3-4 years with a year for construction.

Ms. Keckler added they have talked to the State who is offering to help with grant funding when they are ready to build.

Mayor McNinch shared that when the Council purchased the property that they plan to seek community input for ideas as to what happens as we move forward.

Councilman Lister mentioned that the Town has received many ideas for what has been mentioned for different uses for the land and will see what works out.

Ms. Keckler also shared that as the Town is working on the comprehensive plan updates, they are working to include language in the plan that defines and allows for this type of shelter

2021-4

and resource facility. As of right now, this type of use is not defined in the code or the comp plan, both will need to be amended.

Mayor McNinch thanked them for coming and for all that HHM is doing for the Community, acknowledging that there really is a need for the services being provided.

Enterprise Fleet Management

Mr. Mulrine provided an update on the Enterprise Fleet Management Vehicle Lease Program Proposal for the Town.

Mr. Drummond shared questions and concerns about the contract. He will continue discussing with the Enterprise Representative.

Denton Plaza/Legion Road

Discussion continued with the Town Attorney on the review of agreements and history of the Legion Road and Route 404 intersection.

Mr. Drummond shared that the letter was sent to the Brodie Holdings, still waiting on a response. He will continue to research records and reach out to representatives for all adjoining parties.

Ordinances under Consideration

Mr. Mulrine provided an update on several Ordinances being prepared that will be coming before the Council for consideration over the next couple of months.

- *Forest Conservation amendment to comply with state mandated requirements.*
- *Land Subdivision goes before the Planning Commission at their next meeting.*
- *AquaLaw has finished the review of the Water and Sewer Codes. Ordinances for amending Chapter 102 – Sewer, Chapter 124 Water and Chapter 125 Water and Sewer Allocations have been reviewed by the Utility Commission and Staff.*
- *Abandonment and Closure of Certain Paper Right-of-Way Ordinance will be on the March agenda to update and correct land records pertaining to a plat recorded in 1909 among the land records.*

Other Upcoming Agenda Items

Discussion was held on future agenda items:

- *Water & Sewer ERU Allocations*
- *Town Hall Window & Door Replacement*
- *5-Year Capital Outlay Plan*
- *Current project list*
- *Board of Appeals Appointment*
- *Safehouse security upgrades for Public Works*
- *Bullocks Rezoning Request*
- *Replacement aeration blower*

Cluster Boxes – Sandy Meadows & Fairfield Court

Staff provided a layout for the recommended locations for the new cluster boxes to assist with the previously approved one-way streets and allowing parking on one side within the Sandy Meadows and Fairfield Court neighborhoods.

Correspondences received from a homeowner regarding the Town previously adopting legislation that made Sandy Meadows neighborhood streets one-way were discussed. Whether to keep with the one-way street allowing parking on one-side or consider going back to two-way traffic with no on street parking allowed on Briarwood.

2021-5

Ordinance #710 was discussed. This legislation amends the Town Code Section 120-17 designated parking spaces on N. First St., Section 120-20 regarding parking on one-way streets and clarifying a portion of Section 120-27. Public Hearing notice has been published and will be held on March 4, following with consideration of adoption.

With no further comments, Mayor McNinch adjourned the Working Session at 8:55 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk-Treasurer*