

June 2, 2016

Regular Meeting

Mayor McNinch called the Regular Meeting of the Denton Town Council to order at 7:00 PM on this date, leading everyone in the Pledge of Allegiance to the Flag.

Mayor McNinch requested a moment of silence for the Greensboro Family and their recent tragedy.

Mayor McNinch asked that the record reflect that all Council members were present.

Upon review of the May 12, 2016 Regular Meeting Minutes, Councilman Clendaniel asked for a correction to be made on page 3440, to make ultraviolet one word. Councilman Porter mentioned that the May 16, 2016 Working Session Notes should reflect that he arrived right around the time of the LEOPS discussion.

Councilman Clendaniel made a motion to approve the minutes as amended for the May 12, 2016 Regular Meeting and the May 16, 2016 Working Session. The motion was seconded by Councilman Lister, passing unanimously.

Public Hearing

Ordinance #679 – A&E District Expansion Map Amendment

Mayor McNinch opened a public hearing at 7:03 PM to receive public comments on Ordinance #679 - An Ordinance of the Town of Denton to amend the Official Zoning Map for the Town of Denton to include the Arts and Entertainment District Expansion.

Mayor McNinch asked for comments from the State: there were none

Mayor McNinch asked for comments from the County: there were none

Mayor McNinch asked for comments from the Council: there were none

Mayor McNinch asked for comments from the Public:

Mrs. Mary Fowler, of 508 Market St., expressed that she is all for Arts, but does not support new regulations or any no new taxes being imposed.

With no further comments, Mayor McNinch closed this public hearing at 7:05 PM.

Ordinance #680 – Annexation Map Amendment

Mayor McNinch opened a public hearing at 7:06 PM to receive public comments on Ordinance #680 - An Ordinance of the Town of Denton amending the Official Zoning Map of the Town of Denton to apply the RHC Zoning District to a parcel of land annexed into the Town of Denton by Resolution #827, located generally north of Deep Shore Road and west of Blades Farm Road and consisting of 2.160 acres of land, more or less.

Mayor McNinch asked for comments from the State: there were none

Mayor McNinch asked for comments from the County: there were none

Mayor McNinch asked for comments from the Council:

Councilman Lister spoke in support of the Ordinance.

Mayor McNinch asked for comments from the Public:

Mrs. Mary Fowler, of 508 Market St., questioned if there were any exceptional waivers attached to this health facility.

With no further comments, Mayor McNinch closed this public hearing at 7:07 PM.

Resolution #829- CDBG Grant Application

This item was pulled from the agenda.

Petitions, Remonstrance's and Communication

Proclamation – DES 4th Grade “If I Were Mayor Essay Contest” Winner

Mayor McNinch read a proclamation recognizing and congratulating Jaqheim Bell, a 4th Grader from Denton Elementary School, as the Denton Town Council “If I Were Mayor Essay Contest” Winner.

Ordinances and Resolutions

Resolution #829 - CDBG Grant Application

This item was pulled from the agenda.

Resolution #830 - FY2016 General Fund Budget Amendment

A Resolution of the Town of Denton amending the General Fund Budget for Fiscal Year July 1, 2015 through June 30, 2016.

Councilman Branson made a motion to adopt Resolution #830, seconded by Councilman Clendaniel, passing unanimously.

Resolution #831 - ESG Grant Application – His Hope Haven Shelter

A Resolution of the Town of Denton Approving the application and receipt of financing for a Federal Emergency Solutions Grant (ESG) FY2016 for His Hope Haven Shelter to be funded by the Department of Housing and Community Development of the State of Maryland. The FY2016 Grant request is for \$145,000.

Councilman Clendaniel made a motion to adopt Resolution #831, seconded by Councilman Branson.

In discussion: Mr. Don Mulrine, Town Administrator, provided an overview of the past history and explained that the Town is the current and past sponsor of the Grant for the homeless shelter.

With no further discussion, Mayor McNinch asked for a vote on the motion to adopt Resolution #831.

The motion passed unanimously.

Ordinance #679 - A&E District Expansion Map Amendment

An Ordinance of the Town of Denton to amend the Official Zoning Map for the Town of Denton to include the Arts and Entertainment District Expansion.

Councilman Branson made a motion to adopt Ordinance #679, seconded by Councilman Porter.

In discussion: Councilman Lister asked for some history.

Mr. Mulrine provided an overview.

Mr. Chris Drummond, Town Attorney, mentioned that the A&E District overlay does not change any zoning regulations.

Mr. Batchelor explained that property owners selling art items, within the designated area, could apply to the State for tax rebates for qualifying A&E uses.

Councilman Clendaniel shared his concerns that future regulations would be applied to these properties affecting home owners.

Councilman Porter mentioned that, as of right now, this designation does not have any onerous regulations. Should that change, the Council can make future amendments.

With no further discussion, Mayor McNinch called for a vote on the motion to adopt Ordinance #679.

The motion passed 3-2, with Councilman Clendaniel and Councilman Lister voting – no.

Ordinance #680 – Annexation Map Amendment

An Ordinance of the Town of Denton amending the Official Zoning Map of the Town of Denton to apply the RHC Zoning District to a parcel of land annexed into the Town of Denton by Resolution #827, located generally north of Deep Shore Road and west of Blades Farm Road and consisting of 2.160 acres of land, more or less.

Councilman Lister made a motion to adopt Ordinance #680, seconded by Councilman Clendaniel, passing unanimously.

Ordinance #681 – Abandoned Properties

An Ordinance amending Chapter 94 Property Maintenance; the Town of Denton Code regarding abandoned properties and adding a new Chapter 29, entitled “Abandoned Properties” of the Denton Town Code.

Councilman Porter made a motion to introduce Ordinance #681, seconded by Councilman Branson.

In discussion: Councilman Clendaniel thanked staff for simplifying the contents of the Ordinance.

Mr. Tom Batchelor, Senior Codes Enforcement Officer, provided an overview of the Ordinance, which is to provide standards for abandoned properties.

With no further discussion, Mayor McNinch called for a vote on the motion to introduce Ordinance #681.

The motion passed unanimously.

Reports of Officers, Board and Committees

None

Unfinished Business

Agenda #1- Water Tower Maintenance Contract

A Request for Proposals for the Water Tower Maintenance Contract Service was advertised and the only proposal received was from Southern Corrosion. Staff asked the Council for consideration to enter into contract with Southern Corrosion.

Councilman Clendaniel made a motion to accept the Maintenance Contract with Southern Corrosion, seconded by Councilman Branson, passing unanimously.

New Business

Agenda #1 - Small Business Loan – Pizza Empire

Pizza Empire is relocating from Route 404 to Market St. in Denton. The owners submitted a Small Business Loan Application to the Town seeking funding to assist with the extensive renovations needed for the new location.

Recommendations from the Town’s Business Loan Review Board were reviewed.

Councilman Clendaniel made a motion to approve the Small Business Loan to Pizza Empire, seconded by Councilman Branson.

In discussion: Mr. Mulrine provide an overview of the renovations necessary and the funding needed. He shared the Health Departments involvement.

Councilman Clendaniel mentioned that one of the BL Review Committee members was asking for additional information and asked that Staff provide that information as requested.

Councilman Lister asked questions about the program.

Mrs. Karen Monteith, Clerk-Treasurer, provided a history and answered questions about the Small Business Revolving Loan Program.

Mr. Drummond provided additional guidance and mentioned documents he recommends obtaining to help secure the Town’s interest.

Councilman Clendaniel amended his motion to approve the loan subject to additional requirements, as recommended for the Town Attorney's approval. The amended motion was accepted and seconded by Councilman Branson, passing unanimously.

Agenda #2 - Election Judge Appointments

The Town's Supervisors of Election Board Member terms will expire on June 30, 2016. All members, Ms. Signe Hippert; Mrs. Cheryl Getchell and Mr. William Clemens are seeking consideration for re-appointments for another 2-year term.

Councilman Branson made a motion to re-appoint all three board members for another two-year term, seconded by Councilman Clendaniel, passing unanimously.

Agenda #3 - Denton Police Dept. –Grant to Purchase New Radios

Chief Cox came before the Council asking for permission to apply for the GOCCP BYRNE Grant, seeking \$89,750 to purchase new radios for the Police Department that will be compatible with Caroline County's new radio system.

Councilman Clendaniel made a motion to approve the request, seconded by Councilman Lister, passing unanimously.

Agenda #4 - GMB Contract Renewal

Mr. Mulrine asked for consideration to renew the annual contract to continue the on call services provided by Scott Getchell of GMB for the Town's Water and Wastewater System.

Councilman Clendaniel made a motion to renew the GMB contract, seconded by Councilman Branson, passing unanimously.

Agenda #5 – Tyler Holdings LLC Water & Sewer Allocation Expansion

Mr. Brian Tyler, owner of Tyler Holdings LLC, submitted a request for an additional (6.5) ERU's for the expansion of the Market Street Public House and four apartments. The cost of 6.5 ERU's is \$58,500.

Councilman Lister made a motion to approve the allocation, seconded by Councilman Clendaniel, passing unanimously.

Agenda #6 - Corsica Computer Maintenance Contract Amendments

Corsica Technologies handles all of the Town IT needs for the Town Office Building and the Police Dept. The new contract includes the Public Works Dept., as well as some changes in services.

Mr. Gene Mobley, of Corsica Technologies, made a presentation on the enhancements being offered under the new contract and answered questions.

Staff recommended going with the Standard Managed Service Plan Option. This plan would be a \$495 a month increase for the Town Hall/Public Works Depts. and a \$250 a month increase for the Police Dept. This increase was reflected in the adopted FY2017 Budget.

Councilman Lister made a motion to accept the contract amendments, seconded by Councilman Clendaniel, passing unanimously.

Agenda #7 - Public Works Purchase – Water Connection at Crouse Park

Mr. Mulrine submitted a request to purchase parts for the water connection at Crouse Park to add a fire hydrant and a line for future fire sprinklers from the visitor center building and to relocate the pipes out the parking area. Mr. Mulrine suggested using \$5,392.38 in CIP Funds designated for park use.

Councilman Lister made a motion to approve the request, seconded by Councilman Branson, passing unanimously.

Agenda #8 - Public Works Purchase – Fire Hydrant

Mr. Mulrine submitted a request to add a fire hydrant in front of the Market St. Public House to increase the fire flow in the 200 block. Mr. Mulrine shared that this work will take place along with the renovations to the addition of the Pub. The cost is estimated at \$3,604.15 and Mr. Mulrine asked to use CIP Funds designated for Economic Development.

Councilman Clendaniel made a motion to approve, seconded by Councilman Lister, passing unanimously.

Miscellaneous

The Council scheduled a Working Session to be held at the WWTP, 650 Legion Road, on June 20, 2016 at 1:00 PM.

The Council scheduled to hold a joint Working Session with the Planning Commission to be held at the Town Office on July 18, 2016 at 6:00 PM.

Mayor McNinch provided an update on the Sharp Road Parking Project.

Mayor McNinch encouraged everyone to check out the mural that has been installed under the bridge.

Mayor McNinch announced the Urgent Care Grand Opening at the Denton Plaza was well attended.

Councilman Lister asked for a funding update on Sharp Rd.

Mr. Mulrine shared that funding has been approved, however, the Town is waiting to hear when the Bond Bill will be signed. It is tentatively scheduled for July 10th, just waiting on confirmation and until signed, the Town does not want to incur any expenses.

Mayor McNinch opened the meeting for public comments:

Mr. Bill Jesmer, of 700 Gay St. and 12 N. 7th St., approached the Council with a couple of questions.

He inquired about the status of the Grievance Policy.

Mayor McNinch mentioned that the Council held discussion on this item at a prior meeting and the grievance form is now available online.

Mr. Jesmer asked about the status of the Community Relations Board.

Mr. Mulrine responded that the Council has not met to discuss plans for this yet.

Mr. Jesmer asked about the status of having the audio of the Council Meeting available on the website.

Mr. Mulrine responded that Corsica is investigating this for the Town.

Mr. Jesmer questioned Ordinance #681 and the Council's awareness of the changes it makes to property maintenance code. He asked for additional language to be included in the Ordinance on how fees will be applied.

Mayor McNinch mentioned that a Public Hearing will be held to receive additional comments on this Ordinance.

Mr. Jesmer questioned the Council's decisions on the Business Loan that was discussed earlier.

Councilman Lister explained the Town's Business Loan Program that is used for facilitating and to assist with opening and supporting businesses. He also explained the benefits of having a space renovated.

Mr. Jesmer questioned the Town having loans for commercial and businesses, and asked what the Town has for the residents in the Historic District.

Mr. Mulrine shared that the business loan program is not available for residents, but that there are some State Programs available.

Mayor McNinch mentioned the State Historic Tax Credit Program.

Mayor McNinch thanked Mr. Jesmer for his feedback and asked if there were any other comments.

Mrs. Mary Fowler, of 508 Market St., approached the Council stating, that regardless of personal feelings, that this gentleman deserves some respect.

With no further comments or discussion, Mayor McNinch adjourned the meeting at 8:34 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*