

May 15, 2017

**Working Session – 6:00 PM**

Mayor McNinch called the Working Session of the Denton Town Council to order at 6:00 PM on this date, leading everyone in the Pledge of Allegiance.

**In Attendance:**

Council: Mayor McNinch, Councilman Branson, Councilman Lister, and Councilman Johnson. Councilman Porter was absent.

Staff: Mr. Don Mulrine, Town Administrator, Chief Rodney Cox, Lt. George Bacorn, and Karen Monteith, Clerk-Treasurer. Mr. David Renshaw, Senior Codes Enforcement Officer, and Mr. David Calloway, Codes Enforcement Officer, were present to discuss the first item.

**Discussion:**

**Property Maintenance Complaint – 316 S. 3<sup>rd</sup> St.**

Discussion was held regarding a recent letter of complaint received from a neighboring property.

Mr. David Renshaw, Mr. David Calloway, of the Planning & Codes Dept., provided the Council with an activity time line on this property and staff responses to complaints received from the neighbor. The owner is recently deceased, and staff have been working with one of the sons to get the property properly registered as a rental.

Chief Cox shared the Police Dept. involvement, and mentioned that most of the complaints are more of a neighbor dispute than legal issues.

The Planning & Codes Dept. and the Police Dept. will continue to monitor and insure the property comes into compliance with rental code.

Councilman Lister thanked the staff for providing the information and asked for the Town to respond to the County inquiry received on this property.

**Shore Health Letter – Legion Road Access**

Discussion was held pertaining to a letter received from Shore Health asking for a change in the way emergency vehicles can exit out of the Denton Plaza.

Mr. Mulrine shared that Black Oak Associates, owners of the Denton Plaza, have agreed to commit a contribution of funds to help offset the expense for a curb cut to accommodate a traffic pattern change. The current traffic pattern was built according to State Highway Specifications, and now SHA has indicated it now belongs to the Town.

Council members and the Chief of Police discussed concerns about creating accidents with having a cut out so close to the 404 intersection. Changes to the traffic flow could be a potential liability for the Town.

Staff was directed to obtain a Traffic Specialist to conduct a study and seek an expert opinion.

**State Highway Traffic Study – Rt. 404**

Mr. Mulrine shared that the DiDonato's - property owners of a parcel on Route 404, across from Gay St., had a traffic study conducted which has been submitted to the State for consideration to allow right turns in and right turns out on Rt. 404.

**Willow's Project**

Mr. Mulrine shared that the Willow's Project that the Council recently supported was not awarded by the State due to a shortage of preference points. Mr. Mulrine recently met with Mrs. Cindy Stone of the State Dept. of Housing and Community Development, and Mr. David Holden the Willow's Developer, to discuss options for the project.

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Mr. Mulrine shared that the State is suggesting for the Town to submit a grant application, requesting \$800K for the Town to purchase the former Southern State's properties and to apply for Strategic Demolition Funding, approximately \$150K to demolish the buildings. If awarded, the State CDBG Funding would pay for everything for the Town to own the property. The Town would need to own the property for 5 years, while working with the Developer to seek additional funds to move forward with the project.

Mr. Mulrine asked the Council to consider holding a special meeting to conduct a public hearing, and adopt resolutions authorizing the Town to submit applications by the May 30 deadline.

The Council scheduled to hold a special meeting on Monday, May 22, 2017 at 6:00 PM to meet the CDBG Grant Application requirements.

**Wharf's of Choptank Visitor and Heritage Center**

The Ribbon Cutting Ceremony is scheduled for June 28<sup>th</sup>, the time will be provided once the Governor's schedule is confirmed.

Discussion was held on the Tourism Budget which has been revised and balanced.

Mr. Mulrine recently met with the Supervisor of the Mason Dixon Welcome & Fulfillment Center, who provided a Guide Book on operating a successful visitor center. Mr. Mulrine said that a job classification has been drafted, and they are almost ready to hire a coordinator.

Mayor McNinch stepped out at 1:43 PM to take care of a personal item, and Councilman Branson presided over the meeting until the Mayor returned.

Council discussed the invitation list for the opening ceremony.

**Town Staffing Organizational Chart**

Mr. Mulrine shared the draft organization staff chart and discussion was held on staffing vacancies.

Mayor McNinch returned at 2:04 PM and presided over the remainder of the meeting.

**Other Miscellaneous Items**

Mr. Mulrine mentioned that Mr. Jesmer has not submitted a written request regarding his inquiry from the last meeting.

Mr. Mulrine recently met with an auctioneer about the materials being stored for 700 Gay St. Public notice of the sale will be published so the Town can move forward with getting rid of the materials.

Mayor McNinch talked about the LGIT Comprehensive Summary and how it will benefit the Town.

Discussion was held and ideas were shared on getting the Strategic Plan distributed for public awareness – whether by mailing to each individual household or publishing in the newspaper.

Mr. Mulrine gave an update on the Fiber Optics Project and the Counties request for an agreement. Once an agreement is prepared, it will be presented to the Council for consideration.

With no further discussion, Mayor McNinch adjourned the meeting at 2:41 PM.

Respectfully submitted,

Karen L. Monteith,  
Clerk - Treasurer