

November 2, 2017

Regular Meeting

Vice - Mayor Porter, presiding officer, 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.

Vice-Mayor Porter thanked everyone one for coming and asked that the record reflect Mayor McNinch will be arriving later, Councilman Branson was absent. All the other Councilmembers were present.

Councilman Lister made a motion to approve the minutes of the October 5, 2017 Regular Meeting and the October 16, 2017 Working Session as presented, seconded by Councilman Johnson, passing unanimously.

Public Hearing

Ordinance #689 – Rental Ordinance Amendment

Vice-Mayor Porter opened a Public Hearing at 7:02 PM to receive public comments on Ordinance #689. An Ordinance of the Town of Denton to amend the provisions contained in Chapter 98 of the Denton Town Code with respect to Residential Rental Housing.

Vice-Mayor Porter asked for comments from the State: there were none

Vice-Mayor Porter asked for comments from the County: there were none

Vice-Mayor Porter asked for comments from the Council: there were none

Vice-Mayor Porter asked for comments from the Public: there were none

With no further comments, Vice-Mayor Porter closed this public hearing at 7:02

PM.

Petitions, Remonstrance's, and Communication

Communication - September Utility Commission Meeting Minutes

The minutes from the September Utility Commission meeting were provided to the Council, and there were no comments.

Proclamation - MML Banner City

Vice – Mayor Porter read a Proclamation recognizing November as Municipal Government Work's Month in the State of Maryland. Mentioning that Denton is a current Banner City Member and as part of the designation, the Town will fly the MML Banner City Flag, and participating in a list of activities to promote municipal government awareness.

Communication – Shore Regional Health Update

Mr. Ken Kozel and Mrs. Patty Willis from Shore Regional Health Systems provided an update and some statistics to the Town Council on Health Care, the Affordable Care Act, and the uncertainty at the Federal Level.

Mrs. Willis gave a project update on the new Shore Health Pavilion and Medical Services that are coming to Denton. Willow Construction, the Contractor, is scheduled to start the construction soon, building is anticipated to be completed in 1 year, with the facility opening to the public in early 2019. Shore Health plans to consolidate their facilities into one building. However, Choice One Urgent Care will stay at their current Denton Plaza location.

Mr. Kozel shared there will be a presentation of Caroline County's Annual Health Report Card taking place on December 5th at the Health and Public Services Building.

Ordinances and Resolutions

Ordinance #689 – Rental Amendment

An Ordinance of the Town of Denton to amend the provisions contained in Chapter 98 of the Denton Town Code with respect to Residential Rental Housing.

Councilman Lister made a motion to adopt Ordinance #689, with the amendments provided, seconded by Councilman Johnson.

In discussion: Mr. Chris Drummond, Town Attorney, explained the amendments and the purpose for the new legislation.

Concerns were raised about language on page 3, E (1) and (4), restricting a landlord from entering a new lease with an evicted tenant following a violation, and the ability to appeal.

Mr. Drummond explained the intent of the new legislation and how it applies. Further discussion was held on striking the language in concern.

Councilman Johnson made a motion to strike the last sentence in E (1) and E (4), seconded by Councilman Lister, passing unanimously.

The Vice-Mayor called for a vote on the motion on the floor to adopt Ordinance #689 as amended. The motion passed unanimously.

Reports of Officers, Boards, and Committees

None

Unfinished Business

Agenda #1- Mallard Landing Open Space Lot

Mr. Drummond provided information and discussion was held on a Deed of Road Dedication that was presented. Dedicating an area of land, known as Sandpiper Lane, that is located within the Mallard Landing Subdivision, Phase IV to the Town.

Councilman Lister made a motion to accept the Deed of Road Dedication and authorized the Mayor to sign the documents. The motion was seconded by Vice-Mayor Porter and passed with 2 votes, and 1 abstention. As a resident of Mallard Landing, Councilman Johnson abstained from voting.

New Business

Agenda #1 – Utility Commission Appointment

Mr. Al McCullough submitted a request to be appointed to the Utility Commission as the Vice Chairperson.

Councilman Lister made a motion to appoint Mr. McCullough as requested, seconded by Councilman Johnson, passing unanimously.

The Council will wait until January to appoint a Council Member to replace Councilman Porter on the Utility Commission.

Agenda #2 – Spectrum Energy

Mr. Don Mulrine, Town Administrator, shared with the Council notice received from the Attorney representing Eastern Shore Energy Center terminating the Letter of Interest with the Town to acquire the Town's Industrial Park Parcels.

The Vice-Mayor mentioned for the Public that ESEC is still looking at another property in Town.

The Vice-Mayor allowed for a few comments and questions from the Public, in which Mr. Drummond provided some additional information.

Mr. Mulrine announced that they are looking to schedule a public meeting to be held sometime in January – February that will be posted for everyone.

Vice-Mayor Porter turned the meeting over to Mayor McNinch who arrived at 7:40 PM.

Mayor McNinch presided over the remainder of the meeting.

Agenda #3 - Police Dept. HVAC Unit

Mr. Mulrine announced that Shorely Comfortable Air recently replaced an HVAC unit for the Police Dept., costing \$6,000 and asked for Council approval.

Councilman Porter made a motion to approve the \$6,000 allocation to repair the HVAC for the Police Department. Seconded by Councilman Johnson, passing unanimously.

Agenda #4 - Public Works Generator Sale

The Denton Public Works Dept. submitted a request, seeking authorization to sell an old generator and fuel tank, through Trice Auctions. This equipment was decommissioned and removed from the Industrial Park Pump Station in May 2015 and has sat unused since then. Due to its age of approximately 30 years, the generator is of no use to the Town.

Councilman Porter made a motion to approve the disposal of the generator through Trice Auctions, seconded by Councilman Johnson, passing unanimously.

Agenda #5 - Public Works WWTP Bond Council

Mr. Mulrine shared that due to the type of financing the Town is receiving from the State for the upgrades to the Wastewater Treatment Plant, the Town is required to hire bond counsel. McKennon Shelton & Henn LLP, has handled bond counsel services for the Town in the past and has provided the lowest proposal, with a cost not to exceed \$7,500. Staff is seeking approval for the Mayor to sign any documents necessary for the bond review.

Councilman Porter made a motion to approve the bond counsel with fees not to exceed \$7,500, seconded by Councilman Johnson, passing unanimously.

Miscellaneous

Mayor McNinch announced that Mr. Mulrine and her recently attended LGIT's Annual Meeting.

The Mayor announced that the State Highway Administration Annual Road Show meeting is scheduled for Nov. 7th, with the County Commissioners. The Town submitted priority request to the County for the SHA meeting, to include seeking for a right turn-in and a right turn-out off Rt. 404, across from Gay St. that would allow for a roadway to be built connecting to Legion Road across from Walmart. The Town also requested strobe lights to be placed on all the traffic lights along Rt. 404 and to add a red-light signal.

Mayor McNinch announced that she has invited a Girl Scout Troop to come to visit the Town Office and hold a mock Council meeting.

Councilman Johnson shared that he attended the Tuesday night Caroline County Commissioners meeting in which the Commissioners voted to raise income taxes. Increased income is to be set aside for renovations for Greensboro Elementary School and the Caroline Sheriff's Office.

Councilman Porter mentioned that even though he is leaving office that he would like to see the Council continue to work on live streaming their meetings for the Public.

Mayor McNinch would also like to make sure there is safety training for meetings and Staff in implementing the Strategic Plan.

With no further discussion, Mayor McNinch adjourned the meeting at 8:09 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*