

January 3, 2005

Mayor Horsey called the regular meeting of the Denton Town Council to order on this date at 7:00 P.M. leading everyone in the Pledge of Allegiance to the Flag.

Councilwoman Goldsborough provided the invocation.

Mayor Horsey asked for a moment of silence for the victims of the tsunami.

Mayor Horsey asked that the record reflect all members were in attendance with the exception of Councilman Foster, who is presently on a military leave of absence.

Councilwoman Goldsborough made a motion to accept the minutes of the December 6, 2004 regular meeting and the notes of the working session held on December 20, 2004, the motion was seconded by Councilwoman Stockley and passed unanimously.

Swearing in new Councilmember

Karen Monteith, Clerk Treasurer read the statement swearing in Councilwoman Goldsborough to a five-year term.

Election of Officers

Mayor - Councilwoman Stockley nominated Brad Horsey to continue as Mayor for 2005, seconded by Councilman Branson. The Mayor asked if there were any other nominations for Mayor, there being none, Councilwoman Stockley motioned to close the voting, seconded by Councilman Branson, passing unanimously.

Vice-Mayor - Councilwoman Goldsborough nominated Carol Stockley to serve as Vice-Mayor for 2005. The Mayor asked if there were any other nominations for Vice Mayor, there being none, Councilman Branson motioned to closed the voting, seconded by Councilwoman Goldsborough, passing unanimously.

Mayor Pro Tem - Councilwoman Goldsborough nominated Lester Branson to serve as Mayor Pro Tem for 2005, seconded by Councilwoman Stockley. The Mayor asked if there were any other nominations for Mayor Pro Tem, there being none, Councilwoman Goldsborough motioned to close the voting, seconded by Councilwoman Stockley, passing unanimously.

Public Hearings

Resolution #653 -Blades Annexation

Mayor Horsey opened the public hearing for discussion regarding the Blades Annexation, Resolution #653 at 7:05 PM. The Mayor asked for any comments from the County Government - there were none. The Mayor asked for any comments from the State and County Planning Agencies, there were none. The Mayor asked for any comments from Council member or Town Staff. Ms. Jennifer Shull, Director of Housing and Community Development provided an overview and background of the petition for annexation received from the Blades. Ms. Shull advised that the Blades were requesting a waiver on Town taxes until the property either requires Town services and or if there is any change in ownership. The Mayor asked for any comments from the General Public, there were none. With no further discussion Councilman Branson made a motion to close this public hearing at 7:10 PM, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Ordinance #468 - Offsite special event signage

Mayor Horsey opened the public hearing at 7:10 PM for discussion regarding offsite special event signage, Ordinance #468. Ms. Jennifer Shull, Director of Housing and Community Development provided an overview of the ordinance. The Mayor asked for any comments from Council members and the public, there were none. Councilwoman Stockley made a motion to close this public hearing at 7:12 PM, seconded by Councilman Branson, the motion passed unanimously.

Ordinance #469 - Freestanding Signage in Light and Heavy Industrial Zone

Mayor Horsey opened the public hearing at 7:12 PM for discussion regarding freestanding signage in light and heavy industrial zones, Ordinance #469. Ms. Jennifer Shull, Director of Housing and Community Development provided an overview of the ordinance. The Mayor asked for any comments from Council members and the public, there were none. Councilman Branson made a motion to close this public hearing at 7:14 PM, seconded by Councilwoman Stockley, the motion passed unanimously.

Ordinance #470 - Historical & Architectural Committee Change

Mayor Horsey opened the public hearing at 7:14 PM for discussion regarding Historical & Architectural Committee Change, Ordinance #470. Ms. Jennifer Shull, Director of Housing and Community Development provided an overview of the ordinance advising that this will allow one non resident to be appointed to the Historical & Architectural Committee. Ms. Kathy Mackel of 201 S. 5th Ave, presently sits on this committee and came before the council seeking support for the adoption of this ordinance. The Mayor asked for any comments from Council members and the public, there were none. Councilwoman Goldsborough made a motion to close this public hearing at 7:16 PM, seconded by Councilman Branson, the motion passed unanimously.

Petitions, remonstrances and communication

None

Resolution and Ordinances**Resolution #653 - Blades Annexation**

A petition was received from Mr. & Mrs. Blades requesting annexation of their property located on the West site of Route 404 south of Denton, Map 33 parcel 62, for a total of 143,451 acres of land.

Councilwoman Goldsborough made a motion to adopt Resolution #653, seconded by Councilwoman Stockley, the motion passed unanimously.

Ordinance #468 - Offsite special event signage

Currently any signage under 4 sq. ft. is exempt from requiring a permit or regulations, this amendment would permit these small signs to be used for weekend open houses provided that the signs are only displayed between Friday after 12 noon and removed by 8 am on Monday morning after the event. If Monday is a holiday the sign must be removed by 8 am on Tuesday morning.

Councilman Branson made a motion to adopt ordinance #468, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Ordinance #469 - Industrial Signage Amendment

The ordinance amends section 128-137 of the zoning ordinance to permit

freestanding signs to be placed within 10 feet of the property line or street in Light industrial and Heavy industrial districts. Currently signage is restricted to ½ the building set back requirement which results in a minimum of 25' setback.

Councilwoman Goldsborough made a motion to adopt ordinance #469, seconded by Councilman Branson, the motion passed unanimously.

Ordinance #470 - Historic & Architectural Review Commission

This ordinance would permit one of the five members of the Historic and Architectural review commission to be a non-resident of Denton.

Councilwoman Stockley made a motion to adopt ordinance #470 seconded by Councilman Branson, the motion passed unanimously.

Ordinance #472 - Historic Guidelines

The Historic and Architecture Review Board has worked with consultant Peter Johnston of Redman-Johnston Assoc. to develop additional information to assist applicants and property owners in planning exterior building changes to property in the historic district. The information clarifies what is recommended as acceptable in accordance with the Secretary of the Interior Standards for Historic Properties.

Councilman Branson made a motion to introduce ordinance #472, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Ordinance #473 - 10 N. 4th St. (Tribbett Property) Acquisition and 4th St. Redevelopment (Emergency Ordinance)

Mr. Carl Scheffel came before the Council on behalf of the Denton Development Corp and advised that a contract was obtained for the acquisition of 10 N. 4th St. for a purchase price of \$30,000. Mrs. Tribbett wants to settle before the middle of January, therefore Mr. Scheffel ask the board to consider adopting this emergency ordinance to allow the settlement to take place immediately. A permanent ordinance will be considered by the board later on.

Councilman Branson made a motion to adopt emergency ordinance #473 to allow the acquisition of 10 N. 4th St. to take place, seconded by Councilwoman Stockley, the motion passed unanimously.

Ordinance #474 - 10 N. 4th St. (Tribbett Property) Acquisition Ratification Ordinance

This ordinance is the permanent, supplemental ordinance for Ordinance #473. Mr. Scheffel advised the board that Community Legacy Grant funds have been approved for the acquisition of this property and that he is presently seeking funds to demolish the burned structure.

Councilman Branson made a motion to introduce ordinance #474, seconded by Councilwoman Stockley, the motion passed unanimously.

Reports of Officers, Boards and Committees

Councilwoman Goldsborough provided an overview of the report she prepared for the council detailing her recent participation at the National League of Cities Conference. She will supply each board member with a copy of the report.

Councilwoman Goldsborough stated that while attending the conference she had the pleasure to hear Dr. Ben Carson speak again, and recommended to council members to check out his website www.carsonscholar.org. On this website it talks about Dr.

Carson's "Think Big" philosophy, children can be taught early to strive for excellence.

Councilwoman Goldsborough advised that she has been asked to sit on the Small Cities Council, Human Development Policy and Committee.

Unfinished Business

Agenda #1 - Downtown Merchants request for Financial Assistance with Billboard

Councilwoman Stockley made a motion to appropriate Main Street Improvement Program funds for artwork to use for promotional designs that could ultimately be used on a billboard, poster, banner, shopping bags, etc., seconded by Councilwoman Goldsborough. After some discussion Councilwoman Stockley amended the motion to award up to \$750.00 towards the art work, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Other Unfinished Business

None

New Business

Agenda #1 - Personnel Committee Appointment

The Council reviewed a request from the Personnel Committee seeking a member from the Council to participate in their meetings.

Councilman Branson made a motion to appoint Mayor Brad Horsey, seconded by Councilwoman Goldsborough, the motion passed unanimously.

The Town Administrator advised the Council that the Personnel Committee had factored the job classification for an IT (computer technician) seeking approval to move forward and advertise for this position.

Councilwoman Stockley made a motion to allow the Town Administrator to move forward with hiring for the IT position, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Agenda #2 - Business Loan Application

Tracey Tolson from Tracey's Country Treasures has submitted an application for the Town's Small Business Revolving Loan Fund in the amount of \$25,000. The Loan Review Committee gave a favorable recommendation. Councilman Branson asked how much funds were left in the business loan program and staff advised about \$50,000.

Councilman Branson made a motion to approve the business loan to Tracey Tolson for \$25,000 for renovations, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Staff advised that the loan would be at 5% interest rate for 15 years.

Agenda #3 - Proposal for Preliminary Design for Municipal Building

The Board reviewed the proposal for architectural services from Torchio Architects, inc. for design for a new municipal building. The Building Committee interviewed several architects and recommends awarding design contract to Torchio Architects, Inc. for \$15,900.

Councilman Branson made a motion to award preliminary design of the new municipal building to Torchio Architects, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Agenda #4 - Fourth St. Redevelopment

Mr. Carl Scheffel a representative for the Denton Development Corporation provided an update and introduction of "Arts District/Arts & Entertainment District". This was informational only.

Other New Business

Staff advised that Mallard Homes has redesigned the PN development for Legion Road and would like to schedule to do a presentation to the Council before moving forward. The Council agreed to set up a working session to be held on Jan. 31, 2005 at 6:00 to meet with Mallard.

Executive Session

Councilman Branson made a motion to hold an executive session at 8:05 PM to seek legal advice pertaining to a letter received from the County and the Old School House acquisition, seconded by Councilwoman Goldsborough, the motion passed unanimously.

At 8:55 PM Councilman Branson made a motion to close the executive session and reopen the regular meeting, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Other New Business

Councilman Branson made a motion to have Town Staff direct the Town Attorney to write two reply letters to the Caroline County Commissioners regarding their most recent letter, seconded by Councilwoman Goldsborough, the motion passed unanimously.

Ordinance #471 - Denton Old Schoolhouse Project

This ordinance authorizes the settlement and acquisition of the Old Denton Schoolhouse property located on Franklin St. for a price not to exceed \$350,000 plus settlement costs and expenses associated with the transfer of the property.

Councilman Branson made a motion to adopt ordinance #471, seconded by Councilwoman Stockley, the motion passed unanimously.

Other New Business

Councilman Branson made a motion for interaction between the County and Town to be done in written form, get a receipt and provide to the Town Attorney, seconded by Councilwoman Stockley, the motion passed unanimously.

With no further business to discuss, Councilman Branson made a motion to adjourn the meeting at 9:02 PM, seconded by Councilwoman Stockley, the motion passed unanimously.

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*