

January 24, 2022

Working Session – 6:30 PM

At 6:31 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.

A moment of silence was held for Lynn Keckler, Executive Director of His Hope Ministries who passed away today.

In Attendance:

Council: All Council members were in attendance in person.

Staff: Mr. Don Mulrine, Town Administrator, Chief George Bacorn, David Renshaw, Mark Chandler and Joanna Reedy were present.

Discussion was held on the following items:

Denton Main Street – Downtown District Plan:

Mrs. Paula Wright, President of the Downtown Denton Main Street shared that there was a \$100,000 grant that they would like to apply for and would need a letter of support from the Town.

Mrs. Audrey Clemens, Downtown Denton Main Street Manager was in attendance on Zoom and gave additional information as to what the grant is for and what could be done with the grant money. The grant needs to be submitted by February 1, 2022.

After discussion, the Council was in favor of submitting a letter of support from the Town to go with the grant application, but they would have to wait to approve at their next meeting which is not until February 3rd. Per Mrs. Clemens the application allows for the letter of support to be submitted after the application deadline if it is not available when the application is submitted.

Mayor McNinch suggested a representative from DDMS attend the Council Meetings so that they are all aware of what is going on in Town and can work together.

Ordinance Review:

Mr. Mulrine gave a brief synopsis of Ordinances that will be coming before the Council for consideration at the February Meeting.

Mr. David Renshaw, Senior Code Enforcement Officer, answered questions regarding Ordinance #726 – 2021 Property Maintenance Code that will be up for consideration of adoption at the February meeting. He explained how abandoned, untagged vehicles would be addressed and stated that he has held discussion with HOA Board members regarding ongoing issues and conflicts between the Town Code and HOA Regulations.

Ordinance #727 – 2021 Building Code will also be up for consideration of adoption in February. Mr. Renshaw recommended adopting the Ordinance but to not begin enforcing the changes until June 1, 2022. Staff will change the date on page 19 to begin enforcement June 1, 2022.

5001 SHR L.C. – Denton Plaza II Legal Agreements:

Mr. Mulrine updated the Council as to the progress on the Public Works Agreement and Stormwater Management Agreement for Denton Plaza II.

Brodie Property:

Mr. Mulrine shared that the Town has received notice that the Brodie Properties are in Bankruptcy Court.

WPS Televic – Quote Updates/Specifications:

Mr. Mulrine presented an updated quote from WPS for the Video System. The original quote of \$59,150.00 with additional equipment added is now \$77,493.00.

After discussion, Mayor McNinch would like to have another estimate and Councilman Lister would like to see a different lay out of the meeting room to make it more efficient and accessible to the public.

4th Street Contract Review:

Mr. Daniel Hack, representative for Sparks at Play, gave an update on the 4th Street Park Project. If the Project is approved in February, he estimated the start date would be approximately April 1, and kids could be playing on the playground this summer.

Discussion was held and the Council asked Mr. Hack to merge Phase 3 in with Phase 2 and if he can submit an updated plan by January 28th, this item can be placed on the February agenda for consideration.

406 Market Street LLC- Denton Restaurant Group:

Mr. Renshaw explained to Council that 406 Market Street LLC is requesting 5.5 additional ERU's for a proposed upscale dining establishment that could seat up to 85.

Councilman Branson questioned the parking.

Mr. Renshaw said that they are working with the Planning Commission on parking and some other items. The Council asked for this to be on the February agenda for consideration.

323 Market Street Leases:

Hot Desk has asked for a 1-year extension on their lease at 323 Market St.

Council was in favor of extending the lease for Hot Desks as is.

Discussion was also held regarding extending the Cambio lease for 6 months at \$300 per month.

Mayor McNinch asked that Hot Desks be invited to meet with the Council in a few months and do a presentation on how the program works.

Dark Fiber Lease Renewal:

The Lease between the Town and Cambio Broadband LLC for the Dark Fiber was presented to the Council for renewal for \$300.00 per month until June 30, 2022.

Industrial Park Debt Extension:

The State of Maryland has offered a proposal to extend the due date of the loans for the Industrial Park until December 31, 2024. Mr. Mulrine provided an overview and explained this will give the Town an extension and opportunity to sell the lots to pay off the loans.

Low Income Household Water Assistance Program:

Discussion was held on entering a Memorandum of Agreement with the State of Maryland regarding a new federally funded grant program that will provide benefits for water and /or wastewater costs for low-income families either rentals or property owners.

Ms. Joanna Reedy, Account Clerk, gave a brief description to the Town Council of the Program. The funding is distributed as part of the ARPA. The Program is being administered by the Division of Energy Assistance at the Department of Social Services. If a Maryland resident has a water bill that is in arrears of \$100 to \$2,000 and the balance is 30 days or more past due, they can apply for the assistance through the LIHWAP. The Program allows for one bill per account per service address to be eligible for the benefit. The payment must satisfy the account to be in good standing and the Town must ensure there is not a disruption in service. This agreement will be on the February agenda for consideration.

With no further discussion, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Joanna Reedy,
Account Clerk