

2024-01

January 22, 2024

Working Session – 6:00 PM

At 6:00 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 thanking everyone for coming.

Attendance:

Councilman Branson attended virtually. Councilman Johnson attended virtually until he arrived in person at 6:16 PM. All the other Councilmembers were present in person.

Staff in attendance included: Scott Getchell, Chief George Bacorn, Donna Todd, and Karen Monteith.

Caroline County Government Representatives Commission President Travis Breeding, Attorney Stewart Barroll, and Economic Dev. Director Bob Zimmeroff, and Director of Recreation & Parks, Jamie Beechey.

Public – Ms. Dona Sorce.

Discussion was held on the following:

Double Hills Road Annexation

Caroline County Commissioner Breeding presented a concept plan and proposal for annexation and development of the Double Hills Farm owned by the County. Using funding from the Department of Commerce, the County would like to designate a portion of the funding for design, construction, and expansion of the Denton Industrial Park. Putting in the road infrastructure and to possibly extend some of the utilities from the existing park to service some of the land, with a long-term goal for the Town to annex the area. If both agencies are in support of the proposal, the County will work on drafting a MOU between the County and the Town establishing an agreed upon plan, which will allow the County to begin the infrastructure improvements soon to ensure the funding is used prior to its expiration, while going through the annexation process. Upon annexation, the County would look to maintain approximately 20.45 acres for future county government use, and to connect the existing facilities on Double Hills Road to the Town's system, and for the remaining acreage to be subdivided and sold for industrial park use, placing any additional utility infrastructure needs and cost on the buyers to provide, and turning the infrastructure over to the Town.

West Denton Annexation

Commissioner Breeding shared that the West Denton Study for a proposed annexation and extension of water and sewer services is complete. The County supports the Town annexing the village of West Denton. And the County will work on identifying funding to help put in the infrastructure, address any environmental upgrades that will be necessary for failing wells and septic tanks and then look to turn the infrastructure over to the Town for future maintenance.

Sharp Road Park – Minor Subdivision – Ordinance #751

Commissioner Breeding and the Council discussed a proposal for the County to take over ownership of a portion of the Sharp Road Park to relocate the Lockerman Ball Field to Sharp Rd., and to make sure that the park lands would remain accessible to area residents. Discussion was also held on Ordinance #751, which was presented as drafted by the Town Attorney, as it will be necessary to amend the Town Code Chapter 73 Land Subdivision to establish regulations for private streets to allow this type of property transfer. The County will draft an MOU to establish

2024-02

an agreement for both agencies to consider. Ordinance #751 will be presented at the February 1, 2024 Council meeting for consideration of introduction.

FEMA MOU

The Town Administrator Scott Getchell presented, and discussion was held pertaining to a MOU in which FEMA has offered technical assistance at no cost to the Town to access the need for improvements in and around the Choptank River where routine flooding occurs. This item will appear on the February 1 Regular Meeting Agenda for consideration of approval.

Ordinance #752 – Official Zoning Maps

The Director of Planning & Codes, Donna Todd provided the draft of Ordinance #752, for adopting new Official Zoning Maps 01 and 02 to accompany the newly adopted Comprehensive Plan. Ordinance #752 will appear on the February 1 Regular Meeting Agenda for consideration of introduction.

Planning Commission Alternate Member Position

Mrs. Todd shared that Ms. Dona Sorce, a resident of the Town, has submitted a letter of interest in serving as the alternate member on the Town's Planning Commission.

Ms. Sorce was present and introduced herself to the Council. The appointment will be brought before the Council on February 1st for consideration of approval.

With no further comments, Mayor McNinch adjourned the Working Session at 7:38 PM.

Respectfully submitted,

Karen L. Monteith
Clerk-Treasurer