

Working Session – 6:00 PM

At 6:00 PM Vice Mayor Lister 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:

Vice Mayor Lister, Councilman Branson, Councilman Taylor and Councilman Johnson were in attendance. Mayor McNinch attended virtually for most of the meeting.

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

Mrs. Lyndsey Ryan, Town Attorney was also present.

Discussion was held on the following:

Commerce Drive

Representatives from JPA Ventures, Victoria Hoffman and Jim DiDonato, along with Robert Wittig from WAWA came before the Council to discuss the progress, present some possible grant opportunities, and answer questions on the proposed development of Commerce Drive.

The developers shared that the initial construction cost is estimated to be around \$3.5M, which may change once they receive an estimate from State Highway Administration for the cost of the traffic light. They forecast that at full build out of the development of their parcels may generate about \$2.5M in Town, County & State Real Property Tax Revenues. They have also reached out to the Secretary of the Maryland Dept. of Housing and Community Development and discussed some possible grant opportunities the Town may be able to apply for that could potentially provide some funding to offset the cost. The Developers plan to dedicate the area where the road is built to the Town as it will become a primary thoroughfare.

County Commission President, Mr. Travis Breeding was also in attendance and shared that the County priority is to alleviate and solve the traffic issues on Legion Road, and if the Town decides to apply for grants, that County Staff may be able to assist with the grant process.

The consensus of the Council was that they would like to see the road built, which will also improve the traffic flow on Legion Road. The Town would like to see development occur; at a pace the Town can handle. Moving forward the Council requested to see a plan of what the developers are wanting from the Town. If the Town applies for grants, it would be important to work out the details, as the Town will be accountable for the funding if awarded. A decision will need to be made on whether the road construction is going to be a Town/private partnership, handled by the Developers or become a Town Project. They will need to work out the details for an easement and contributions for the area proposed to be dedicated for the road.

The Developers will continue to work on plans.

The Town will explore the grants mentioned and application timelines, while all parties will work on putting together some options for the Council to consider at a future regular meeting.

Unused ARPA Funds

Mr. Scott Getchell, Town Administrator, shared an update on the ARPA Program and a list of capital items that the Town could use the remaining unspent funds on. There was support to

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consider obligating the remaining funds for the street sweeper replacement, the Visitor Center Sprinkler System, resurface one or both basketball courts, and possibly improve the upstairs of the Visitor Center.

Mr. Getchell will work on gathering cost for these items.

Executive Session

With no further business to discuss for the September 16, 2024 Working Session, Vice Mayor Lister asked for consideration to hold an Executive Session for the discussion of Legal Matters – by Authority of the Open Meetings Act, Maryland Code Annotated, General Provision Article § 3-305 (b) (2014) (3) consider the acquisition of real property for a public purpose and matters directly related thereto: (7) consult with counsel to obtain legal advice.

At 7:12 PM Councilman Johnson made a motion to hold an Executive Session as requested, seconded by Councilman Taylor, passing unanimously.

The Executive Session was held in the Training Room on the 2nd Floor of the Town Office Building.

Present

Mayor McNinch attended virtually using a mobile device, and all other Council members were present in person for the Executive Session.

Staff present included Scott Getchell, Donna Todd and Karen Monteith.

Attorney Mrs. Lyndsey Ryan was in attendance.

Discussion

Discussion was held with the Town Attorney to obtain legal advice on the proposed Commerce Drive Project.

Staff and the Town Attorney will put together some options for the Council to consider at a future meeting.

No action was taken during the Executive Session.

At 7:37 PM, Councilman Johnson made a motion to close the Executive Session and reopen the Working Session. The motion was seconded by Councilman Taylor, passing unanimously.

The Executive Session was closed, and the meeting room was reopened to the public.

Working Session Resumed

With no further business to discuss, Vice Mayor Lister adjourned the Working Session at 7:38 PM.

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*