

November 18, 2024

**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.

**Attendance:**

Vice Mayor Lister, Councilman Branson, Councilman Taylor, and Councilman Johnson were in attendance. Mayor McNinch attended virtually, joining at 6:08 PM.

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

Mrs. Lyndsey Ryan, Town Attorney was also present.

**Discussion was held on the following:**

**ARPA Funding Follow-Up**

Mr. Scott Getchell, Town Administrator, provided an update on the ARPA Program funding and discussion was held on designating the remaining funds. Mr. Getchell shared that the street sweeper has been ordered. The cost to resurface the basketball courts came in at \$40K each. There is enough ARPA funds designated to cover the cost of resurfacing one court and Mr. Getchell will look to use capital funds for the second court.

Mr. Getchell shared proposals, one for installing the fire sprinkler system at the Visitor Center and a second proposal to renovate the second floor. The cost for the sprinkler came in higher than anticipated, and discussion was held on exploring connecting to the 8" line at Franklin & First or choosing to go with directional drilling which may lower the cost. Mr. Getchell asked for some direction from the Council as he works toward making sure all the ARPA funds are designated before the Dec. 31<sup>st</sup> deadline.

Mayor McNinch virtually joined the meeting at 6:08 PM

Councilman Lister shared that he would prefer directional drilling, and to work towards getting the line there and then plan to budget for the rest of the cost for the sprinkler system.

Councilman Johnson stated it is owed to the residents to explore all options.

Mayor McNinch talked about the earlier plans that included a footprint for a restaurant and expressed doing what will benefit Crouse Park the most.

Mr. Getchell will continue exploring additional options and bring them to the Council for the December meeting.

**Board of Appeals Alternate Appointment**

There has been a vacancy for the Alternate on the Board of Appeals since January 2023.

Mr. Christopher Neall has submitted a letter of interest seeking appointment to the Board of Appeals and was present to introduce himself to the Council. Consideration for appointment will be on the December agenda.

**Denton Project LLC – Transfer of Water and Sewer Allocations**

Mr. George Bailey, owner Denton Project LLC, and Mr. Kevin Shearon, Engineer with DMS & Associates were present to discuss their request seeking approval to transfer 19 water and sewer allocations from the townhouse subdivision to the single-family subdivision.

The Town Council previously approved 44 water and sewer allocations on 7/7/2022 for the townhouse subdivision that will expire on 7/6/2025.

## **2024-13**

*The preliminary townhouse subdivision was amended and received preliminary subdivision approval for Phase I for 16 townhomes on 7/30/2024. The final subdivision approval for Phase I is scheduled for review by the Planning Commission on 11/26/2024.*

*The preliminary single-family subdivision for Phase I for 18 single-family homes is scheduled for review by the Planning Commission on 11/26/2024.*

*Mr. Bailey shared that in working with Lacrosse Homes, he is committed to completing both communities, which is market driven. Prior to going before the Planning Commission Mr. Shearon stated they wanted the opportunity to update the Council and make sure there is support for the reallocation.*

*Discussion was held on the requests and sunset dates. The Council members in attendance all expressed their support in the project moving forward and it was stated that as long as there is building happening, the dates can be extended.*

*Mrs. Lyndsey Ryan, Town Attorney shared that the Council has the authority to reassign allocations as is being requested and that this item will be placed on the December agenda for consideration.*

### **Miscellaneous**

*Mr. Getchell mentioned that there will be an Eagle Scout Ceremony held on December 15<sup>th</sup> and asked if there was a preference in whether the Town issues a Council Citation, or a letter signed by the Mayor.*

*Mayor McNinch requested to have a Citation.*

*Mr. Getchell shared that the County has invited Secretary Jake Day to come to the Visitor Center at 10AM on December 5<sup>th</sup> for a walking tour of DHCD Projects, Shore Gourmet will provide lunch. Then they will go tour Federalsburg and Greensboro, before coming back to the Market St. Public House here in Denton.*

*Vice Mayor Lister presented some pictures taken in Denton and asked everyone to help select pictures for the project he is working on to update the photos in the lobby. Mr. Getchell will send everyone a link to the photos for everyone to pick from.*

### **Executive Session**

*With no further business to discuss for the November 18, 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 6:38 PM Councilman Taylor made a motion to hold an Executive Session as requested, seconded by Councilman Branson, passing unanimously.*

*The Executive Session was held in the Training Room on the 2<sup>nd</sup> Floor of the Town Office Building.*

### **Present**

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

*Staff present included Scott Getchell, Chief George Bacorn and Karen Monteith.*

*Attorney Mrs. Lyndsey Ryan was in attendance.*

### **Discussion**

**2024-14**

*Discussion was held with the Town Attorney to obtain legal advice on drafting an Agreement for development of the proposed Commerce Drive Project, repayment and establishing a project timeline.*

*Staff and the Town Attorney will continue drafting an Agreement for a future meeting.*

*No action was taken during the Executive Session.*

*At 7:15 PM, Councilman Johnson made a motion to close the Executive Session and reopen the Working Session. The motion was seconded by Councilman Branson, 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 7:16 PM.*

*Respectfully submitted,*

*Karen L. Monteith  
Clerk-Treasurer*