

Town of Millington
Mayor and Council Meeting Minutes
August 13, 2024

Presents: Mayor Kevin Hemstock
Council Mark Linton
Council Zita Seals – arrived late
Council Wayne Starkey – via telephone during initial phase of meeting

Town Administrator: Jo Manning

Public & Others: Rahul Dutta, Anthony Darby, Sandra Dehn, Patrick Randolph

Call Meeting to Order: Mayor Kevin Hemstock called the meeting to order at 6:30 pm.

Minutes of previous meeting: A motion to approve the minutes for the July 9, 2024, meeting was entered by Council Starkey; a second by Council Linton a vote of 3-0 was entered.

Susquehanna Operational Services Report: Report for May activity reviewed.

Kent County Sheriff's Report: No report submitted.

Code Enforcement Report: Reviewed

Rental Property Report: Reviewed

Town Administrator Report: Reviewed.

Old Business:

RiverNet – Council reviewed initial proposal to RiverNet and comments from Mr. Parish regarding this proposal. Council agreed to change the terms of the agreement to \$20 per customer up to \$500 monthly with a monthly report from RiverNet for audit purposes with a Millington business license required. Council requested a draft of the changed proposal be sent to RiverNet for signature and implementation.

Deed restriction on parcels 1 and 3 of 172 Sassafras Street – paperwork has been submitted to Attorney Yeager for future discussion and implementation.

Public Hearing – A motion to close the general meeting was entered by Council Linton, a second by Council Seals, a vote of 4-0 was entered. A motion to open the public hearing was entered by Council Seals, a second by Council Linton, a vote of 4-0 was entered.

Resolution 2024-14 – Construction Standards & Specifications of Kent County, Maryland – No Council nor public comment – a motion to approve Resolution 2024-14 was entered by Council Linton, a second by Council Seals – a vote of 3-0 was entered.

Resolution 2024-15 – Construction Standards & Specifications of Queen Anne's County, Maryland – No Council nor public comment – a motion to approve Resolution 2024-15 was entered by Council Linton, a second by Council Seals, a vote of 3-0 was entered.

Resolution 2024-16 – Chapter 48 – Peace & Good Order – No Council nor public comment – a motion to approve Resolution 2024-16 was entered by Council Linton, a second by Council Seals, a vote of 3-0 was entered.

Resolution 2024-17 – Cannabis – Medicinal & Recreational –

Public Comments:

Mrs. Dehn stated her concern with parking, law enforcement patrolling and odor from dispensaries.

Mr. Randolph asked if medical cannabis is more potent than recreational cannabis, will there be drive-up services available, will there be any armed guards like in the Cambridge store.

Council Comments:

Mayor Hemstock asked where the product would come. Council Seals asked for demographic information and if paraphernalia will be sold. Council Linton asked if there is a plan in place to address local residents' concerns, is there fire suppression in the building, shared his concern that the business would become a target, and what is the age limit to work in this facility. Hemstock reminded everyone the sales tax collected by the State for sale of product will be shared with the County and the Town; unlike sale of any other products.

Darby & Dutta Responses:

The business will work with local law enforcement and other State agencies as required by the license. All parking is currently owned by Mr. Dutta's other business; therefore, it is available to this business; in addition, Mr. Dutta is in negotiations with the owner of the vacant lot next to Talegate Market for future parking. Hours of operation will be 10:00 AM – 8:00 PM Monday through Saturday, Sunday will be an abbreviated schedule. The business anticipates 10-12 customers per hour. They anticipate hiring approximately 10 employees. There will be a security plan and security system in place as is required by State law. All material will be purchased from sources in Maryland only, cannot transport goods over State lines. All products will be sealed in odor-proof containers and kept in a secured area in the building. Loitering and consumption of product is not allowed in parking areas nor on public sidewalk; Mr. Dutta will rely on the dispensary's security to maintain the immediate area around the building. All product received will be held in the vault; every single gram of inventory is tracked by the State, if inventory is not correct a fine is imposed by the State. The State estimates gender statistics are 50% male/50% female, 75% over the age of 30. Clientele demographics were projected from a 30-mile radius of the location of the dispensary. The potency of the product varies in both medicinal and recreational. The dispensary will offer paraphernalia, product, and consulting services for the type and use of cannabis. All employees must be fingerprinted, drug tested, complete State mandated training, and at least 21 years of age. This business will be very transparent; anticipation is the majority of the business will be through electronic transactions. Regarding a drive-up service, this is still to be determined. The next steps are to receive the

approval of the conditional license from the State, submits plans and required documentation to the State for approval prior to refurbishing building. Anticipated open is 1st quarter of 2025.

With no further comments, questions, or concerns; a motion to approve Resolution 2024-17 was entered by Linton, a second by Seals, a vote of 3-0 was entered.

A motion to close the public hearing was entered by Council Seals, a second by Council Linton, a vote of 3-0 was entered. A motion to open the general meeting was entered by Council Seals, a second by Council Linton, a vote of 3-0 was entered.

New Business –

Freeman Evans and John Carroll explained they have a letter of intent from a national home building company for purchase and development of this property. Mr. Evans will be partnering with a home builder in the near future. They received a letter from the Town stating there are currently 150 EDUs available for this project and once the new WWTP is online this number will increase. A discussion ensued regarding price point and length of time to hold reserved EDUs. It was agreed to accept 10% on 150 EDUs at the current rate of \$17,000; after first 10% of EDUs are secured, rate will become whatever the current EDU rate is at that time; this agreement will be for 5 years with the right by the owner to request an extension and to call for a reevaluation of the agreement at the end of the initial term. Administrator Manning will draft an agreement to be reviewed by Attorney Yeager, Evans, Carroll, and Council.

Administrator Manning distributed Chapter 50 – Skateboard and Chapter 53 – Sediment Control for review and amendment.

Public Comment-

Mrs. Dehn suggested the Town post pictures of the Council members on our website. She shared her concern with the possible increase in traffic along School Street due to the future proposed development in the area.

Council Comment –

Council shared their concern with the number of motorcycles, 4-wheelers, 3-wheelers, and golf carts riding on sidewalks and around Town. A note will be sent to the Sheriff's Office.

Council Linton thanked those who attended this meeting and stated he wished the public would become more involved in our Town. Linton would like to see the Town become more involved in a holiday event, maybe work with the Fire Company. Council Seals will share ideas with Council at the next meeting.

Correspondence: Notice of a petition to the Circuit Court of Kent County to review the County's Planning Commission decision on the warehouse project was shared.

With no further business to discuss a motion to adjourn at 8:05 PM was entered by Council Linton, seconded by Council Seals, a vote of 3-0 was entered.

Respectfully submitted,

Elizabeth Jo Manning, Town Administrator