

August 7, 2025

Executive Session

Per the Open Meetings Act, Maryland Code Annotated, General Provisions Article, § 3-305 (b) (2014) (1) discuss: (i) Personnel & (ii) Personnel Matters as it relates to the Town Administrator Annual Performance Evaluation.

At 5:28 PM, Councilman Lister made a motion, seconded by Councilman Taylor to open an Executive Session to discuss Personnel matters, passing unanimously.

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

Present

Mayor McNinch, Councilmembers Lister, Branson, Johnson, Taylor and the Town Administrator, Mr. Scott Getchell, were all present in person.

Discussion

The Town Council held discussion and conducted the Town Administrator's Annual Performance Evaluation.

No decisions were made during this session.

At 5:47 PM, with no further discussion, Councilman Lister made a motion to close the Executive Session, seconded by Councilman Johnson, passing unanimously.

The Executive Session was closed, and the Council relocated to the Council Meeting Room to prepare for their Regular Monthly Meeting.

Regular Meeting

Mayor McNinch called the Regular Meeting of the Denton Town Council to order at 6:00 PM on this date, leading everyone in the Pledge of Allegiance to the Flag.

Invocation was given by Pastor Tom Fisher of Abrams Memorial Church.

Mayor McNinch announced for the records that an Executive Session was held earlier on this date at 5:28 PM, Per the Open Meetings Act, Maryland Code Annotated, General Provisions Article, § 3-305 (b) (2014) (1) discuss: (i) Personnel matters.

Mayor McNinch thanked everyone for coming and asked the record to reflect that all Councilmembers were present.

Councilman Lister made a motion to approve the minutes of the July 3, 2025 Regular Meeting and the July 21, 2025 Working Session as presented, seconded by Councilman Johnson, passing unanimously.

Public Hearing

None

Petitions, Remonstrance's, and Communication

Citation – Denton Little League District 6 All Star Champions

Councilman Johnson read and presented a Town Council Citation to recognize the Denton Little League 10-12 All-Stars and congratulated the players and coaches on winning the 2025 District Six Championship. Many of the team players and Coach Amalfitano were present to accept the citations.

Proclamation – 36th Annual Caroline Summerfest

Councilman Branson read for the record a joint Proclamation with the Caroline County Commissioners to recognize the 36th Annual Caroline Summerfest Event that will take place August 15 & 16, 2025 in downtown Denton.

Mayor McNinch stated that the Town Staff go above and beyond to put on this wonderful event and encouraged everyone to attend.

Citation – Bill Clemens

Mayor McNinch announced the Town Council will be presenting a Council Citation to Bill Clemens of the Planning & Codes Department recognizing his retirement after having worked for the Town of Denton since 2017.

Ordinances and Resolutions

None

Unfinished Business

None

New Business

Agenda #1 – Bullocks Legal Agreements

A request from John R. Bullock seeking approval for several legal agreements required for the major site plan to construct two new commercial buildings for property located at the corner of Camp Road and Sixth Street. The Town Attorney has reviewed and provided the following legal agreements for the Bullock's Deli II project.

- Inspection and Maintenance Agreement of Private Stormwater Management Facilities
- Forest Conservation Easement
- Forest Conservation Maintenance and Management Agreement

Councilman Lister made a motion to execute all three agreements, seconded by Councilman Branson.

In discussion, Lyndsey Ryan, Town Attorney, provided a synopsis of the agreements.

With no further discussion, Mayor McNinch called for a vote on the motion to approve signing the agreements.

The motion passed unanimously.

Agenda #2 – Denton Rt 404, LLC – Water & Sewer Allocation

A request from Denton Rt 404, LLC, was presented seeking approval for an additional 0.5 ERU for the proposed 7-Eleven store to be located at 1199 Industrial Park Way. (1) ERU was previously approved for this location on May 7, 2020. The increase is due to the addition of seating since the original project submission. The final site plan is scheduled for review by the Planning Commission on August 26, 2025.

Councilman Lister made a motion to approve the request, seconded by Councilman Branson.

In discussion, Donna Todd, Director of Planning & Codes, provided an overview of the request.

With no further discussion, Mayor McNinch called for a vote on the motion to approve the allocation.

The motion passed unanimously.

Agenda #3 - DPD-Purchase of Police Vehicles

Chief Bacorn submitted a request seeking approval to purchase two upfitted 2025 Dodge Durango Police Vehicles for \$130,340.62 from Hertrich Fleet Services LLC and upfitted by Blu Tech as budgeted.

Councilman Lister made a motion to approve the purchase for \$130,340.62, seconded by Councilman Taylor.

In discussion, Councilman Lister asked if this included the radios.

Chief Bacorn replied that they are not moving forward with the in-car radios at this time.

Scott Getchell, Town Administrator, added that the Town used the ARPA funds to buy nice reliable Motorola Radios instead of purchasing in-car radios.

Councilman Johnson shared that the console for the new vehicles gives the ability to install in-car radios later if they find they are needed. He confirmed the Department keeps spare batteries available for the radios when needed.

With no further discussion, Mayor McNinch called for a vote on the motion to approve purchasing and upfitting the two 2025 Dodge Durango Vehicles.

The motion passed unanimously.

Agenda #4 - DPD-Mutual Aid Agreement

Chief Bacorn presented a Mutual Aid Agreement between the Caroline County Sheriff's Office and Denton Police Department and answered questions.

Councilman Johnson mentioned there may be a possible conflict in section 3.2 and asked to have that reviewed to make sure it is not contradictory to MSP Policy.

Chief Bacorn will relay the concern to the Sheriff to reach out and get the Attorney General's opinion.

Agenda #5 - Miscellaneous Road Repairs

Mr. Getchell shared a proposal received from David A. Bramble, Inc. to complete miscellaneous road repairs throughout the Town and asked for consideration for approval of the proposed agreement. The total project cost is \$242,151.00 and will be funded by FY26 Highway User Revenues.

Councilman Lister made a motion to approve, seconded by Councilman Branson, passing unanimously.

Agenda #6 - Habitat for Humanity Real Property Tax Exemption

Ms. JoAnn Hansen, COE of Habitat Choptank, provided an update on the status of Habitat for Humanity in Denton, sharing that Habitat Tuckahoe is in the process of gifting their properties to Habitat Choptank. They would like to seek a real property tax exemption from Town Taxes for all parcels owned by Habitat located within the Denton Town Limits. They currently receive real property tax exemptions from the County just not the municipal taxes. Ms. Hansen shared that they estimate it could take up to six months for Habitat Headquarters to approve the property transfers.

Discussion was held in which Mrs. Ryan shared that Maryland State Law, specifically § 9-252 of the Tax-Property Article, authorizes the governing bodies of counties and municipalities to grant a property tax credit for Habitat for Humanity properties.

The Council expressed their support for enacting legislation that would assist with providing a tax exemption and affordable housing.

Mrs. Ryan will draft an Ordinance for consideration.

Reports of Officers, Boards, and Committees

Councilman Taylor provided an overview of the recent Planning Commission Meeting, sharing the PC gave final site plan approval for Harper & Sons for their industrial park property. Denton LLC submitted an extension request for the single-family homes, and the Townhome extension will be on the PC August agenda.

Councilman Lister shared that the Utility Commission did not meet in July, however they are still working and reviewing the rate study.

Councilman Johnson initiated discussion on whether the Town's Comp plan addressed the County announcement of the relocation of Lockerman Middle School.

Mrs. Todd said that the Town's Comp Plan does not reflect any changes to the use of the property.

Councilman Johnson shared concerns on the impact this move may have on the neighborhood and would like everyone to keep that in mind for future discussion as the county moves forward.

Mayor McNinch attended the Caroline County Association of Municipalities meeting last night and shared that the Legislators were present, they shared there is no sewer money available.

Mayor McNinch attended the MML Environmental Sustainability meeting, and she has invited them to do a walk through in Denton to see how they can help, as this may be an avenue to connect the Town with potential federal funding programs.

Councilman Lister shared accolades to Scott and Staff on projects getting done: the Potter House is looking great, Foy Road has been resurfaced, and the Sharp Road Basketball courts are coming along nicely.

Mr. Getchell shared that NAP Day is scheduled for Saturday Aug. 9 with a ribbon cutting for the new court at 10:30AM.

Mayor McNinch asked to recognize Terae Warner at the next council meeting for all that he has done for the community and painting the basketball courts.

With no further discussion, Mayor McNinch adjourned the meeting at 7:58 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*