

September 4, 2025

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.

Councilman Lister held a moment of silence for the families and kids of the Minneapolis school shooting.

Mayor McNinch asked for the record reflect that Councilmembers Lister, Branson, and Taylor were also present in person and that Councilman Johnson was attending online.

Councilman Taylor made a motion to approve the minutes of the August 7, 2025 Regular Meeting as presented, seconded by Councilman Johnson, passing unanimously.

Public Hearing

None.

Petitions, Remonstrance's, and Communication

Proclamation – Caroline Goes Purple Month

Councilman Taylor read a Proclamation recognizing September 2025 as Caroline Goes Purple Month in Denton, encouraging residents, government agencies, businesses, and schools to come together to promote awareness and help our region have a positive impact on addiction and prevention.

Ordinances and Resolutions

Resolution #902 – FY2025 General Fund Budget Amendment

A Resolution of the Town of Denton to amend the General Fund Budget for Fiscal Year July 1, 2024, through June 30, 2025 was presented and discussed.

Councilman Lister made a motion to adopt Resolution #902, seconded by Councilman Taylor, passing unanimously.

Citation - Terae Warner

Mayor McNinch read and presented a Council Citation to Terae Warner of Not A Phase Clothing to thank him for all that he does for the community and congratulate him on another successful NAP day. Mr. Warner has organized the Annual NAP Day Invitational at Sharp Road Park and this year also worked on a project to paint the surface of the basketball court at Sharp Road Park.

Unfinished Business

None

New Business

Agenda #1 – Denton Rt 404, LLC – Stormwater Management and Commercial Access Agreement

The Town Council reviewed a request received from Denton Rt 404, LLC, seeking approval for an Inspection and Maintenance Agreement of Stormwater Management Facilities and Commercial Access. This agreement guarantees the maintenance of the stormwater management and the commercial access entrance for the proposed 7-Eleven store to be located at 1199 Industrial Parkway. The final site plan was conditionally approved by the Planning Commission on August 26, 2025, contingent on satisfying all outstanding staff comments and other agency approvals.

Councilman Lister made a motion to approve the Agreement, seconded by Councilman Taylor.

In discussion, Mrs. Lyndsey Ryan, Town Attorney, explained the purpose of the agreement and answered questions.

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

The motion passed unanimously.

Agenda #2 – Harper & Sons, Inc. – Stormwater Management and Commercial Access Agreement

The Town Council reviewed a request received from Harper & Sons, Inc., seeking approval of an Inspection and Maintenance Agreement of Stormwater Management Facilities and Commercial Access. This agreement guarantees the maintenance of the stormwater management and the commercial access entrance for the Harper & Sons, Inc., property located at 90 Engerman Avenue in the Industrial Park. The final site plan was conditionally approved by the Planning Commission on July 29, 2025, contingent on satisfying all outstanding staff comments and other agency approvals.

Councilman Lister made a motion to approve the Agreement, seconded by Councilman Taylor.

In discussion, Mrs. Lyndsey Ryan, Town Attorney, explained the purpose of the agreement and answered questions.

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

The motion passed unanimously.

Agenda #3 - County Legislative Request Letter

Mr. Getchell, Town Administrator, shared a correspondence received from the Caroline County Commissioners seeking suggestions for 2026 state legislative requests and issues of concern from municipalities.

The Council reviewed a draft letter from Mr. Getchell focusing the Town's needs for Wastewater Treatment Plant Bond Upgrades for Sludge Drying; Renewal of Highway User Revenue; Sharp Road Park Playground Expansion Bond; and for assistance with State Highway request to build Gay Street/Shore Highway Intersection with a coordinated traffic light.

Councilman Lister made a motion to submit the letter as drafted to the County, seconded by Councilman Branson, passing unanimously.

Agenda #4 - Town Projects Update

Mr. Getchell provided an update on current private development and capital projects.

Reports of Officers, Boards, and Committees

Councilman Taylor provided an overview of the recent Planning Commission Meeting, sharing updates on the Denton 404 LLC – 7-11 sign approval, the Denton Project LLC. proposed Town Homes will need either a variance from the Board of Appeal or consideration for a Text Code Amendment to allow them to continue with their design of 85' when the new comp plan requires 100'.

Councilman Lister provided an overview of the Utility Commission Meeting, and their primary focus in on the recent rate model which is showing the Town needs a rate change. While they were looking at maintaining a six-month reserve, they are now considering reducing that to three-month to reduce the rate impact.

Mayor McNinch remarked on how great Summerfest was and thanked County and Town Staff for all their efforts to make the event such a success.

Mr. Getchell announced that Mark Chandler, Superintendent of Public Works, was recently awarded the Stanley Kappe Excellence in Training Award for the Mid-Atlantic Area from the Water & Wastewater Operator's Association of MD, DE, & DC.

Mayor McNinch shared that the MRDC Early Head Start Program was notified that their funding was not awarded for this year and they are having to close the program which will significantly impact the community.

Miscellaneous

Mr. Joseph White of 608 Market Street, as someone new to the area, he questioned what the Town is doing to make the Town younger for kids in the area, expressing that there is nothing here for the kids to do in this town.

Mayor McNinch shared that the Downtown Denton Main Street holds events throughout the year. The Town also provides support for projects, such as the basketball court event discussed earlier. She shared that Caroline County Recreation and Parks Program offers a lot of kids' activities, as well as the Caroline County Council of Arts. She mentioned that the Town developed a park plan and has been working on upgrading parks, which were very outdated, and the Town has worked to lower taxes.

Councilman Johnson shared that the Town recently adopted a new Comprehensive Plan that included several changes, recommended by staff and residents, which will open the doors for opportunities to allow for private projects that could provide for new and innovative ideas.

Mr. White questioned property taxes, stating that they have doubled from the prior year.

Councilman Lister stated that the Town only has control over the Town portion of taxes, and the Council has lowered the Town's real property tax rate for several years, especially when there is a reassessment. The County has not adjusted the County real property tax rates, and most of what a property owner pays in property taxes goes to the County. The Town has continued to try to lower taxes and promote new development and work on ways to incentivize new things. There is an active youth sports program in the area.

Santos Mirabile, of 101 Sunset Dr., added that the Arts Council does hold a few activities for kids, but more for adults. He expressed that the community lacks any type of theater programs.

Councilman Johnson recommended he reach out to Main Street and invited Mr. White to help with the Holiday Decorating Contest.

With no further discussion, Mayor McNinch adjourned the meeting at 7:10 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*