

October 20, 2025

Working Session – 6:00 PM

At 6:00 PM Mayor McNinch opened the Working Session of the Denton Town Council leading everyone in the Pledge of Allegiance to the Flag.

Attendance:

Mayor McNinch, Councilman Lister, Councilman Branson, Councilman Johnson, and Councilman Taylor were all in attendance.

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 items:

Habitat for Humanity Real Property Tax Credit

Mrs. Ryan presented a draft Ordinance pertaining to amending the Town Code to add a provision to Chapter 114 to establish a property tax credit for Habitat for Humanity as previously requested.

Discussion was held, in which Ms. JoAnn Hansen, CEO of Habitat Choptank, also participated in virtually. Currently, Habitat for Humanity Tuckahoe is in the process of transferring ownership of 12 properties over to Habitat for Humanity Choptank. Mrs. Hanson explained Habitat's process of seeking approval from the National Habitat, raising funds to build a new home, and selling it to a new owner.

The Council discussed establishing criteria for when a tax credit would be granted and for how long, supporting a tax credit for up to three years upon transfer of ownership to Habitat, and allowing for the ability to come before the Council to seek one-year extensions beyond the initial 3 years; limiting tax credit to no more than 15 properties at one time without Council's authorization; having tax credits automatically cease when a certificate of occupancy is issued and/or when the property transfers to another owner. They also discussed the terms for annual reporting requirements and making sure the reports are submitted to the Clerk-Treasurer by April 1st and allowing for a tax credit to be given on the initial 12 properties back to July 1, 2025, when the transfer to Habitat for Humanity Choptank occurs.

Mrs. Ryan will adjust the ordinance according to the discussion and present it for consideration of introduction at the November meeting.

Water and Sewer Rate Discussion

Mr. Getchell presented draft Ordinances for discussion for revising the Water and Sewer rates and fees annually through 2028. The water rates are proposed to increase 4% annually for the next 3 years. The water connection fee for new units is proposed to increase from \$4,000 to \$5,000. Mr. Getchell also presented a new use table which has been modified to reflect more modern categories.

The Sewer rates are proposed to increase 21% in the first year, and then 4% for years two and three, with the sewer connection fee increasing from \$5,000 to \$6,000.

Mr. Getchell and Mrs. Ryan will obtain connection fee schedules from other jurisdictions for the Council for review.

These Ordinances will be presented at the November meeting for consideration of introduction.

2025-22

Mayor McNinch thanked the Utility Commission, Councilman Lister and Mr. Getchell for all their efforts over the past year updating the utility rate models.

Sheriff's Department MOU

Chief Bacorn requested discussion on the MOU with the Caroline County Sheriff's Office presented a while back, seeking direction from the Council for moving forward.

Discussion was held, focusing on liability concerns, whether there is a need to have a separate MOU with the Maryland State Police; how calls for services are handled compared to emergency calls; jurisdiction authorities and specialized support services.

Councilman Johnson left at 7:19PM.

Chief Bacorn will continue to work with CCSO on the MOU.

Miscellaneous

Mayor McNinch requested to schedule to hold an Executive Session at 5:30 PM on November 6th to discuss real estate.

With no further business to discuss, Mayor McNinch adjourned the Working Session, at 7:26 PM.

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*