

May 4, 2026

**5:30 PM Executive Session – Personnel**

*Discussion of Personnel, and Personnel Matters – By Authority of the Open Meetings Act, Maryland Code Annotated, General Provisions Article, § 3-305 (b) (2014) (1) to discuss: (i) Personnel & (ii) Personnel Matters.*

*The Executive Session was postponed until 5:30PM on May 18, 2026 prior to the Working Session.*

**Regular Meeting**

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

*Reverend Paul Twining, a member of Calvary Baptist Church provided the invocation.*

*Vice Mayor Lister asked to have the record reflect that Mayor McNinch was absent, and the rest of the Council Member were present.*

*Councilman Taylor made a motion to approve the minutes of the April 2, 2026 Regular Meeting, the April 13, 2026 Working Session, the April 20, 2026 Working Session as presented; seconded by Councilman Johnson, passing unanimously.*

**Public Hearing**

**Ordinance #767 – Denton Town Code Chapter 73 – Subdivision Regulations**

*Vice Mayor Lister opened a Public Hearing at 6:03 PM to receive public comments on Ordinance #767 - An Ordinance of the Town of Denton repealing and reenacting with amendments Chapter 73, Land Subdivision of the Town Code.*

*Vice Mayor Lister asked for comments from the State: there were none.*

*Vice Mayor Lister asked for comments from the County: there were none.*

*Vice Mayor Lister asked for comments from the Council: there were none.*

*Vice Mayor Lister asked for comments from the Public: there were none.*

*With no comments, Vice Mayor Lister closed this public hearing at 6:04 PM.*

**Ordinance #768 – Fiscal Year 2027 General Fund Appropriations**

*Vice Mayor Lister opened a Public Hearing at 6:05 PM to receive public comments on Ordinance #768 – An Ordinance of the Town of Denton to appropriate funds and estimate income in accordance with the General Fund Budget being adopted for fiscal year beginning July 1, 2026 through June 30, 2027.*

*Vice Mayor Lister asked for comments from the State: there were none.*

*Vice Mayor Lister asked for comments from the County: there were none.*

*Vice Mayor Lister asked for comments from the Council: there were none.*

*Vice Mayor Lister asked for comments from the Public: there were none.*

*With no comments, Vice Mayor Lister closed this public hearing at 6:05 PM.*

**Petitions, Remonstrance's, and Communication**

**Proclamation – National Day of Prayer**

*Vice Mayor Lister announced that the Council has proclaimed May 7, 2026 as National Day of Prayer throughout the Town of Denton and hereby presents a Proclamation to be read by Councilman Johnson during the event that will take place on the Courthouse lawn on Thursday, May 7<sup>th</sup> at 6:00 PM.*

**Proclamation - 57<sup>th</sup> Professional Municipal Clerks Week**

Councilman Taylor read a Proclamation recognizing May 3, 2026, through May 9, 2026, as Municipal Clerk's Week thanking the Clerk's for the vital services they perform and exemplary dedication to the community they represent. Members of the Finance Dept.: Emily Spencer, Robin Lahnmann, Janet Bures and Karen Monteith, Clerk Treasurer, were present to accept the Proclamation.

**Proclamation – Police Week**

Councilman Johnson read a Proclamation to recognize May 10, 2026 through May 16, 2026 as National Police Week, thanking and recognizing the members of the Denton Police Department for their hard work and dedication to the community.

Chief George Bacorn was present to accept the Proclamation on behalf of the Denton Police Department.

**Proclamation – Public Works Week**

Councilman Branson read a Proclamation to recognize May 17, 2026 through May 23, 2026 as National Public Works Week and thank the Denton Public Works Department for their hard work and dedication to the community.

Mark Chandler, Superintendent of Public Works, was present to accept the Proclamation on behalf of the Denton Public Works Department.

**Proclamation – Thelma I. Nichols 100<sup>th</sup> Birthday**

Vice Mayor Lister read a Proclamation to recognize and congratulate Thelma I. Nichols on her upcoming 100<sup>th</sup> birthday on May 16, 2026. The Proclamation will be presented to Ms. Nichols in honor of her special day.

**Ordinances and Resolutions**

**Resolution #906 – Town of Denton Personnel Manual**

A Resolution of the Denton Town Council repealing the Town of Denton Personnel Manual and adopting a new Town of Denton Personnel Manual dated April 2026.

Councilman Johnson made a motion to adopt Resolution #906, seconded by Councilman Branson, passing unanimously.

**Ordinance #767 – Denton Town Code Chapter 73 – Subdivision Regulations**

An Ordinance of the Town of Denton repealing and reenacting with amendments Chapter 73, Land Subdivision of the Town Code.

Councilman Johnson made a motion to adopt Ordinance #767, seconded by Councilman Branson.

Councilman Taylor, Liaison for the Planning Commission, provided a summary of the new regulations.

With no further discussion, Vice Mayor Lister asked for a vote on the motion to adopt Ordinance #767.

The motion passed unanimously.

**Ordinance #768 – Fiscal Year 2027 General Fund Appropriations**

An Ordinance of the Town of Denton to appropriate funds and estimate income in accordance with the General Fund Budget being adopted for fiscal year beginning July 1, 2026 through June 30, 2027.

Councilman Johnson made a motion to adopt Ordinance #768 and the Fiscal Year 2027 General Fund Budget, seconded by Councilman Taylor.

Vice Mayor Lister provided a summary of the balanced budget and maintaining the real property tax rates.

*With no further discussion, Vice Mayor Lister asked for a vote on the motion to adopt Ordinance #768 FY2027 General Fund Appropriations Ordinance and the 2027 General Fund Budget.*

*The motion passed unanimously.*

**Unfinished Business**

*None*

**New Business**

**Agenda #1 – Leslie Levitt**

*Ms. Levitt had requested an opportunity to speak to the Council regarding her property at 302 High Street. Ms. Levitt was not in attendance.*

**Agenda #2 – FY2027 Highway Fund Budget**

*The FY2027 Highway Fund Budget was presented for consideration of adoption. Councilman Taylor made a motion to adopt the FY2027 Highway Fund Budget, seconded by Councilman Johnson.*

*Scott Getchell, Town Administrator, provided a summary of the Highway Fund Budget which includes a combination of Highway User Revenues received from the State and a contribution from the General Fund to cover operations. The Highway User Funds are scheduled to be used for equipment upgrades and road resurfacing.*

*Councilman Branson stated that if the State cuts the Highway User Funds, then any future road repairs will need to be paid for by the General Fund.*

*With no further discussion, Vice Mayor Lister asked for a vote on the motion to adopt the FY2027 Highway Budget.*

*The motion passed unanimously.*

**Agenda #3 - Business Loan Write Off**

*The Council reviewed a request seeking consideration to write off two business loans, one with Awards Engraving for \$26,584.13 and another loan with Choptank Design & Custom Furnishing for \$17,647.86. Both loans have been deemed uncollectible.*

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

*In discussion Mrs. Monteith provided a summary of the business loan program, explained the efforts for collections, and answered questions.*

*With no further comments, Vice Mayor Lister asked for a vote on the motion to approve the write-offs.*

*The motion passed unanimously.*

**Agenda #4 - Zoning Text Amendment**

*Ryan Showalter, Attorney, submitted a zoning text amendment application on behalf of Mill Creek Properties LLC and LVL 99 LLC. The Applicants are requesting to amend the Permitted Uses Table to allow the assembly and entertainment use as a permitted use in the Industrial (I) District.*

*Per the Denton Town Code §128-187 (A), the Town Council shall first refer any officially filed amendment or other change to the Planning Commission for an investigation and recommendation.*

*Councilman Taylor made a motion to refer this request to the Planning Commission for a recommendation, seconded by Councilman Johnson.*

*In discussion, Councilman Johnson questioned if this amendment, as written, will allow sports training activities to be located within the Industrial Park such as he is seeing*

*in other areas across the state, wanting to make sure the use is not too restrictive while seeking consistency with other parks.*

*Victoria Brohawn, colleague with Ryan Showalter's, representing Mill Creek Properties LLC. and LVL 99 LLC. spoke on behalf of the amendment, sharing the definition of Assembly and Entertainment, as per Chapter 128 – 79 of the Town Code.*

*Councilman Taylor talked about the Code and the Industrial Park covenants.*

*Mrs. Lyndsey Ryan, Town Attorney, stated that the Planning Commission can look at the uses of other Industrial Parks as part of their review, and make recommendations for additional text amendments, if supported.*

*With no further discussion, Vice Mayor Lister asked for a vote on the motion to refer the request to the Planning Commission for a recommendation.*

*The motion passed unanimously.*

**Reports of Officers, Boards, and Committees**

*Councilman Taylor provided a summary of the April 2026 Planning Commission meeting, sharing that JPA Ventures presented a sketch plan for a portion of Commerce Drive and their property located on Legion Road and Foy Road. The Commerce Drive portion is scheduled to be on the Planning Commission agenda for next month. Their preliminary plan includes approximately 169 residential single family and town home units and future commercial area.*

*Councilman Taylor stated that Mayor McNinch, Mr. Getchell, and himself attended the Legislative wrap up breakfast in which it was shared that the State balanced their budget by passing expenses on to the County.*

*Vice Mayor Lister shared that there was no Utility Commission meeting held in April.*

**Miscellaneous**

*Councilman Johnson shared some community feedback thanking Public Works for their responsiveness in helping to get the lights fixed in Savannah Overlook.*

*Mark Chandler shared that after working with Choptank Electric, they think they have solved the issue of who is responsible for the lights.*

*Councilman Johnson stated that Sharp Road Park is looking good, the County is moving along with the ball field, and our Project Manager, Katie Northam, and Mr. Getchell are working on the Hero's Flag Court. Councilman Johnson shared that the Denton Little League recently got a grant to help restore the lights at Lockerman Ballfield.*

*Vice Mayor Lister shared that the County is working on the Double Hills property, adding more Industrial Park lots, the roads and infrastructure is underway. Next step will be annexing the property into the Town, which will help to bring more businesses to the Town.*

*With no further discussion, Vice Mayor Lister adjourned the meeting at 6:45 PM.*

*Respectfully submitted,*

*Karen L. Monteith,  
Clerk - Treasurer*