

June 4, 2026

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 Greg McLaurin, Metropolitan Zion United Methodist Church.

Mayor McNinch thanked everyone for coming and asked that the record reflect that Councilman Johnson was watching online, and that all the other Councilmembers were present in person.

Councilman Taylor made a motion to approve the minutes of the May 4, 2026, Regular Meeting and the May 18, 2026, Executive and Working Sessions as presented; seconded by Councilman Branson, passing unanimously.

Public Hearing

None

Petitions, Remonstrance's, and Communication

Mayor Citations – MML If I Were Mayor Essays

Mayor McNinch announced that over 900 4th Graders throughout the State of Maryland participated in the Maryland Municipal League's "If I Were Mayor" Essay Contest. The Mayor was proud to announce that two Denton Elementary School 4th grade students were selected as runners up in the contest. The Mayor read Citations that were presented to London Hayes and Callie Thomas at Denton Elementary School on June 2, 2026, during their morning class. Hayes wrote an essay which focused on the Friday Night Cruise-In Car Shows, and Thomas wrote about local traditions like Caroline Summerfest and how it brings people together.

Ordinances and Resolutions

Ordinance #766 - Speed Monitoring Citations

An Ordinance of the Town of Denton to amend the Denton Town Code, Chapter 120 Article X §120-46 Violations and Penalties to adopt civil penalties for citations received by a speed monitoring system to comply with Maryland Code Transportation Article §21-809, and to amend § 120-47 C. Payment of civil penalties.

Councilman Taylor stated the Council is not overly supportive of having a School Zone Speed Camera Program, but that it is in the best interest of the Town to adopt the civil penalties as laid out by the State, while waiting for a traffic study to be done to look for alternatives.

Mayor McNinch stated that the study will help the Town to explore options.

Councilman Taylor made a motion to introduce Ordinance #766, seconded by Councilman Branson. The motion passed 3-1, with Councilman Lister voting no.

Unfinished Business

Agenda #1- Zoning Text Amendment

Previously, Ryan Showalter, Attorney, submitted a zoning text amendment application on behalf of Mill Creek Properties LLC and LVL 99 LLC (Applicants) to the Town Council at the May 4th Meeting. As required per Denton Town Code §128-187 (A), the Town Council forwarded the text amendment to the Planning Commission for a recommendation. This item was discussed at the May Town Council Working Session and the May Planning Commission Meeting.

Lyndsey Ryan, Town Attorney, provided an overview of the Planning Commission's recommendation for drafting an ordinance permitting assembly and entertainment uses and establishing standards for assembly and entertainment use in the Industrial District. The Planning

Commission's recommendation includes amendments that differentiate from the original proposed text amendment received from the applicant.

Ryan Showalter, Attorney for the applicants, was present and stated that they are comfortable with the Planning Commission's recommendations.

Councilman Taylor recognized the Planning Commission's efforts in drafting the amendment, establishing standards permitting the use with the least effect on neighboring properties, and defining when a special exception is required from the Board of Appeals.

Councilman Branson confirmed the amendment addresses parking.

Councilman Lister made a motion to draft an ordinance with the text amendments as presented, seconded by Councilman Taylor. The motion passed unanimously.

New Business

Agenda #1 – FY27 Water & Sewer Fund Budgets

Based on the recommendation of the Denton Utility Commission, the FY2027 Water Fund and Sewer Fund Budgets were presented for consideration of adoption.

Councilman Lister made a motion to adopt the Water Fund Budget, seconded by Councilman Taylor.

In discussion, Councilman Lister shared that the Utility Commission continues using Waterworth to help present a balanced budget, working with the rate structure that was built in 2025. They are moving forward with maintaining a balance forward, getting the capital outlay projects budgeted that are necessary. The goal over the next 4-5 years is to maintain the infrastructure and build the cash reserve to help cover future capital needs.

Scott Getchell, Town Administrator, added that the budget includes revenue projections for the 2027 rate increases; proposed connection fees for new development; expenses for a 2% COLA; and the debt is declining as the 504 Choptank building loan has been paid off. The budget includes a portion of a new vehicle for public works as well as restocking pumps and valves for future repairs.

Councilman Taylor stated that both the Water and Sewer Funds must remain self-sufficient.

With no further discussion on the Water Fund Budget, Mayor McNinch called for a vote on the motion to adopt the Water Budget as presented.

The motion passed unanimously.

Councilman Lister made a motion to adopt the Sewer Budget, seconded by Councilman Taylor.

In discussion, Councilman Lister stated that the same concept as the Water Fund Budget, the Sewer Fund Budget reflects the new rate structure, maintaining a reserve and building up the cash reserve for future capital needs.

Mr. Getchell added this budget also includes revenue projections for the 2027 rate increases and connection fees for new construction, a 2% COLA; a reduction in debt; a portion of a vehicle; funding for the tools to clean and inspect the effluent pipes from the plant to the river; as well as repairs coming due at the Wilmuth St. pumpstation; and preparation for the sludge management project.

With no further discussion on the Sewer Fund Budget, Mayor McNinch called for a vote on the motion to adopt the budget as presented.

The motion passed unanimously.

Mayor McNinch stated that in talking with many municipalities throughout the State, there are many municipalities with failing systems. Denton is in good shape, which is thanks to our Staff and Utility Commission for staying on top of the needs.

Agenda #2 – Atlantic Coastal Partners LLC Legal Agreements

A request from Travis Hughes seeking approval of several legal agreements required for his major site plan to construct a mini-storage unit facility containing 120 units to be in the Industrial Park on Legion Road was presented. The final site plan was conditionally approved by the Planning Commission on May 26, 2026, contingent on satisfying all outstanding staff comments and other agency approvals.

Mrs. Ryan provided an overview of the Inspection and Maintenance Agreement of Stormwater Management Facilities and Commercial Access; the Forest Conservation Easement; and the Forest Conservation On-Site Maintenance and Management Agreement.

Councilman Lister made a motion to authorize the Mayor to execute the Agreements, seconded by Councilman Taylor, passing unanimously.

Agenda #3 – 4th Street Park Phase 3 Contractor Award

Mr. Getchell shared that staff solicited pricing from three contractors for the 4th Street Park Phase 3 project that includes a proposed walking trail and open green space at the park. One contractor declined to provide pricing; two contractors submitted proposals. The Council was asked to consider approving the proposal from Harper & Sons, which was the lower of the two submitted. The total project cost is \$52,320.00. A DHCD Community Legacy Grant for the proposed project will be used to cover \$35,000.00 of the cost; the remaining \$17,320.00 will be funded from the CIP Park Funds.

Councilman Lister made a motion to approve awarding the contract to Harper & Sons as requested, seconded by Councilman Branson, passing unanimously.

Agenda #4 - Supervisors of Election Appointments

The Town's Supervisors of Election Members, Ms. Signe Hippert, Mrs. Cheryl Getchell, and Ms. Denise Quinn terms all expire on June 30, 2026. The current board members have all requested reappointment. Staff are seeking letters of interest for the Alternate positions that will be vacant on June 30, 2026.

Councilman Lister made a motion to reappoint Ms. Hippert, Mrs. Getchell and Ms. Quinn to serve another two-year term. The motion was seconded by Councilman Branson, passing unanimously.

Agenda #5 - FY27 Road Improvements Proposal

Staff presented a proposal from David A. Bramble, Inc. to complete miscellaneous road repairs throughout the Town; and requested the Council consider approving the proposed agreement. The total project cost is \$323,155.00. \$297,604.00 will be funded by FY27 Highway User Revenues; the remaining \$25,551.00 will be funded by the Water Fund (repairs to Gay Street related to a water leak). The proposal provided includes pricing consistent with MDOT Contract No. XQ9055477.

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

In discussion, Mr. Getchell provided additional details.

Mayor McNinch suggested asking the County to help contribute to the Legion Road improvements since the County received considerable tax money from those businesses.

Mr. Getchell said he would ask.

Councilman Taylor expressed how great a job staff does on planning these projects.

With no further discussion, Mayor McNinch asked for a vote on the motion to approve awarding the FY2027 Road Improvements to David A. Bramble, Inc.

The motion passed unanimously.

Reports of Officers, Boards, and Committees

Councilman Taylor provided a summary of the Planning Commission's May meeting – sharing the site plan for Atlantic Coastal was approved; JPA Ventures received preliminary approval for a portion of their project; Sterling's Dream will go before the Board of Appeals seeking a special exemption next week; they also reviewed and made the recommendations that were discussed earlier for the Zoning Text Amendment.

Councilman Lister provided a summary of the Utility Commission meeting in which they approved to recommend the FY2027 Water Fund and Sewer Fund Budget for adoption; Staff is moving forward with the Sludge Management Improvement Project; as well as working on fiber optics for the Town buildings. The Utility Commission is seeking letters of interest to fill a vacancy on the Utility Commission.

Mayor McNinch shared she and Scott attended the Victor Stanley ribbon cutting ceremony for some new equipment. The Mayor said that the new machine cuts through metal materials quickly and will cut back on the business having to outsource as much and it speeds up their production.

Mayor McNinch attended the Meineke ribbon cutting ceremony, which is exciting as this is the first franchise they have opened in Maryland.

Mayor McNinch, Councilman Taylor, and Staff will be attending the Maryland Municipal League Summer Conference later this month. Mayor McNinch has been appointed as the District 2 Vice President for this next year.

Mayor McNinch announced that Mrs. Ryan was recently appointed and will be representing the Attorneys for the Maryland Municipal League Legislative Committee. Also, Chief Bacorn serves as the Chair of the MML Police Executive Association.

Miscellaneous

Mr. Thomas Fisher shared concerns and spoke with the Council of the need for more restaurants in Town and appealed to the Council to seek more sit-down restaurants, and less fast food, the types of places where the older folks can have a decent meal, sit and talk.

Councilman Lister said he agreed that there are very limited resources, and shared that the Town does not control what businesses want to come to Denton. The Town does work with and helps facilitate any business that decides to expand and/or come to Denton.

Mayor McNinch suggested mentioning this to the Chamber of Commerce, thanking Mr. Fisher for sharing his thoughts.

With no further discussion, Mayor McNinch adjourned the meeting at 6:54 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*