

July 2, 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.

Mayor McNinch thanked everyone for coming and asked for the record to reflect that Councilman Branson and Councilman Johnson were absent, and the rest of the Councilmembers were present in person. Councilman Johnson was able to join the meeting around 6:02 PM virtually.

Mayor McNinch announced for the record that on Monday, June 29, 2026, at 5:12 PM, the Denton Town Council held an Executive Session here in the Denton Town Office. The Executive Session was held by Authority of the Open Meetings Act, Maryland Code Annotated, General Provisions Article, § 3-305 (b) (2018) (10) to discuss: Public Security, (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

In the interest of all involved and given that the incident being discussed is an ongoing investigation, this discussion was conducted in a closed session to mitigate public risk.

This session was discussion only and no action was taken.

Councilman Johnson joined the meeting virtually at 6:02PM

Councilman Taylor made a motion to approve the minutes of the June 4, 2026 Regular Meeting, the June 22, 2026 Working Session, and the June 29, 2026 Executive Session as presented; seconded by Councilman Lister, passing unanimously.

Public Hearing

Ordinance #766 – Speed Monitoring Citations

Mayor McNinch opened a public hearing at 6:03 PM to receive public comments on Ordinance #766 – An Ordinance of the Town of Denton to amend the Denton Town Code, Chapter 120 Article X §120 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.

Mayor McNinch asked for comments from the State: there were none.

Mayor McNinch asked for comments from the County: there were none.

Mayor McNinch asked for comments from the Council: there were none.

Mayor McNinch asked for comments from the Public: there were none.

With no further comments, Mayor McNinch closed this public hearing at 6:03 PM.

Petitions, Remonstrance's, and Communication

Citation - Eagle Scout Awards

Mayor McNinch read Council Citations recognizing Sam Hulbert and Jacob Carpenter for achieving their Eagle Scout Awards. Councilman Lister will present the Citations at their Awards Ceremony scheduled for July 11, 2026.

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 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 made a motion to adopt Ordinance #766, seconded by Mayor McNinch.

Karen Monteith, Clerk-Treasurer, shared that the Ordinance updates the Town Code to reflect recent amendments to Maryland Law and removes any potential conflicts and/or confusion.

Councilman Taylor shared a synopsis of the new Maryland Law.

Mayor McNinch asked what the status is on the new traffic study for alternatives to having the speed cameras.

Chief Bacorn shared that the study has been started.

With no further discussion, Mayor McNinch asked for a vote on the motion to adopt Ordinance #766.

The motion passed 3-1, with Councilman Lister voting no.

Ordinance No. 769 – Assembly and Entertainment Uses

An Ordinance of the Town of Denton amending the Denton Zoning Ordinance, Chapter 128, to amend the definition of assembly and entertainment uses and provide certain standards for assembly and entertainment uses in the Industrial District.

Councilman Lister made a motion to introduce Ordinance #769, seconded by Councilman Taylor.

In discussion, Donna Todd, Director of Planning & Codes, and the Town Attorney, Lyndsey Ryan provided a summary of the request and the Planning Commission's recommendations.

Councilman Taylor added that requests for the types of uses will still need to go before the Planning Commission and/or the Board of Appeals for approval. They will need to confirm they still meet all the standard requirements, such as parking impact, and requirements for indoor versus outdoor activities.

Councilman Lister shared that the ordinance looks beyond just addressing this one request, but it creates some broader opportunities.

Councilman Johnson commended the Planning Commission on their efforts and catching how this applies to outdoor activities and establishing special exception requirements.

With no further discussion, Mayor McNinch asked for a vote on the motion to introduce Ordinance #769.

The motion passed unanimously.

Unfinished Business

Agenda #1- none

New Business

Agenda #1 – Water and Sewer Allocation

A request received from Albert Retowsky, owner of 608 High Street, LLC, seeking approval for three (3) ERU's for a fourplex to be located at 608 High Street, Denton, was reviewed.

Councilman Lister made a motion to approve the request, seconded by Councilman Taylor, passing unanimously.

Agenda #2 – 608 High Street, LLC – Legal Agreement

A request from Albert Retowsky, owner of 608 High Street, LLC, seeking approval of the Stormwater Management agreement required for his site plan for the proposed

fourplex to be located at 608 High Street, Denton. The Inspection and Maintenance Agreement of Private Stormwater Management Facilities guarantees the maintenance of the stormwater management features for the proposed site.

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

Agenda #3 - Water and Sewer Allocation

A request received from Albert Retowsky, owner of 800 Gay Street, LLC, seeking approval for (4.5) ERU's for a fourplex and a duplex to be located at 800 Gay Street, Denton was presented.

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

In discussion, Councilman Taylor shared that during the Planning Commission review, while this project received preliminary approval, the minor site plan was placed on hold following concerns that received as to whether a sidewalk could be included on this property. The builder has been asked to see if a sidewalk can feasibly be added.

Councilman Lister amended his motion to approve the allocation contingent upon final site plan approval by the Planning Commission. The amended motion was seconded by Councilman Taylor, passing unanimously.

Agenda #4 - 800 Gay Street, LLC – Legal Agreement

A request from Albert Retowsky, owner of 800 Gay Street, LLC, seeking approval of the Stormwater Management agreement required for his site plan for the proposed fourplex and duplex to be located at 800 Gay Street, Denton. The Inspection and Maintenance Agreement of Private Stormwater Management Facilities guarantees the maintenance of the stormwater management features for the proposed site.

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

Agenda #5 - DVFC Funding Request

Todd Berneski, President of the Denton Volunteer Fire Dept. provided an update to the Council on the anticipated arrival of their new fire engine in September, and funding needed to offset the State Loan Assistance Funds.

Mr. Berneski asked for consideration for disbursement of the \$50,000 in accumulated CIP monies designated for the Fire Dept. to be used towards the down payment due on the new truck.

Councilman Lister made motion to release the CIP Funding, seconded by Councilman Taylor, passing unanimously.

In addition, Mr. Berneski requests a full disbursement of the FY27 contribution (\$90,000) rather than semi-annual installments to also be used towards the purchase of a new fire truck.

Councilman Lister made a motion to release the FY27 budgeted allocation of \$90,000 in Sept. this year, seconded by Councilman Taylor, passing unanimously.

Reports of Officers, Boards, and Committees

Councilman Taylor provided a summary of the June Planning Commission meeting, which included the approvals for 608 Gay St. and 800 High St. projects, and the Southern States Property and preliminary site plan.

Councilman Lister stated that the Utility Commission did not meet in June.

Councilman Johnson attended the Lifetime Well Drilling Fund Raiser.

Mayor McNinch shared that she recently attended the Maryland Municipal League's Summer Conference along with Councilman Taylor, Chief Bacorn and Deputy Chief Secrist.

Mayor McNinch announced that the Town of Denton is well represented this year on the MML Board of Directors, as she will continue to serve on the MML Board of Directors and as the Vice President for District 2 for 2026-2027. Lyndsey Ryan is the Attorney representing the Maryland Municipal Attorneys Association, and Chief Bacorn is representing the Municipal Police Executive Association for 2026-2027.

While at the MML summer conference, Councilman Taylor received the Town's Banner City Award.

Chief Bacorn provided a summary on the recent Popup Block Party, and ongoing discussions at the State level regarding new legislation.

Mayor McNinch and Chief Bacorn thanked all outside agencies for coming and assisting the Town with the recent block party.

Miscellaneous

Mr. Jeff Wright, a long-time resident of Denton, took a moment to speak about the 250th Anniversary of America and shared the original map he has of Denton that is 219 years old, that has been handed down in his family. The map shows the original courthouse built in 1897.

Mayor McNinch thanked Mr. Wright for sharing this wonderful piece of history.

With no further discussion, Mayor McNinch adjourned the meeting at 6:45 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*