

September 3, 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 Dan Gedman of St. Luke's Methodist Church.

Mayor McNinch thanked everyone for coming and asked for the record to reflect that Councilman Taylor was virtually attending and that all the other Councilmembers were present in person.

Councilman Johnson made a motion to approve the minutes of the August 6, 2026 Regular Meeting as presented; seconded by Councilman Branson, passing unanimously.

Public Hearing

None.

Petitions, Remonstrance's, and Communication

Citation – Caroline Senior League Girls Softball State Champions

On behalf of the Denton Town Council, Councilman Johnson read a Town Council Citation to be presented to the Caroline Senior League Softball Team recognizing their hard work this season and congratulating them on winning Caroline Softball's first Maryland State Championship. Councilman Johnson will see that each player receives their citation.

Life Saving Commendations

Chief George Bacorn read and presented Denton Police Department Life Saving Commendations to PFC Roger Shirkey, Denton Police Department and DFC Brittany Phaup, Caroline County Sheriff's Office.

Chief Bacorn stated that as a direct result of their efforts on July 20, 2026, paramedics were able to successfully revive a 29-year-old male and transport him to a local hospital for further treatment, of which he has made a full recovery and was released from the hospital on July 28, 2026.

The swift actions, professionalism, and commitment to preserving human life demonstrated by PFC Shirkey and DFC Phaup reflect the highest ideals of law enforcement service. Had it not been for their determination in sustaining lifesaving measures until advanced medical care arrived, this successful outcome may not have been possible. Their actions are in keeping with the finest traditions of public service and bring great credit upon themselves, their respective agencies, and the communities they serve. Chief Bacorn, the Mayor and Council thanked both officers for their service.

Thank you

Mayor McNinch shared that she received a letter from Mr. Peter Jacobson of Virginia, wanting to thank Officer Timmons and the Denton Emergency Services Personnel for their outstanding professional services following a motor vehicle accident he and his wife were involved in. Mayor McNinch asked Chief Bacorn to commend Officer Timmons and to share this thank you with the Dept. of Emergency Services and to thank them for their efforts.

Ordinances and Resolutions

None

Unfinished Business

None

New Business

Agenda #1 – LSS Property 2 LLC Legal Agreements

A request from Ahkil Patel seeking approval for several legal agreements required for his major site plan to construct 4 mini-storage buildings containing 143 mini-storage units of assorted sizes and associated site improvements to be in the Industrial Park at 95 Engerman Avenue was presented. The final site plan received conditional approval by the Planning Commission on June 30, 2026, which is contingent on satisfying all outstanding staff comments and other agency approvals.

Mrs. Lyndsey Ryan, Town Attorney, provided a summary of each of the agreements, which included:

- Inspection and Maintenance Agreement of Stormwater Management Facilities and Commercial Access
- Forest Conservation Easement
- Forest Conservation On-Site Maintenance and Management Agreement

Councilman Lister made a motion to authorize the execution of the agreements as presented, seconded by Councilman Johnson. The motion passed unanimously.

Agenda #2 – Sharp Road Park Playground Phase 2 Proposal

Mrs. Katie Northam, Town's Project Manager, submitted a request seeking approval for an agreement in the amount of \$294,175.38 from Kompan, Inc. Mrs. Northam explained the proposal is to furnish and install Phase 2 of the playground equipment at Sharp Road Park. DNR Community Parks and Playgrounds grant funding will be used to fund \$286,033.98 of the project costs. The remaining \$8,141.40, associated with playground surfacing, will be funded through the Town of Denton Parks CIP fund.

Councilman Lister made a motion to approve the agreement with Kompan as presented, seconded by Councilman Johnson, passing unanimously.

Reports of Officers, Boards, and Committees

Councilman Johnson announced that there will be a 9/11 Remembrance Ceremony held at the Courthouse on Sept. 11, 2026, at 8:30 AM.

Councilman Johnson asked to schedule a discussion on the Town's special collection fees at the next working session, mentioning that MES has initiated a new fee of \$30 for mattresses.

Mayor McNinch commented how awesome Summerfest was and thanked Staff and everyone who helped make the event such a success.

With no further discussion, Mayor McNinch adjourned the meeting at 6:18 PM.

Respectfully submitted,

Karen L. Monteith,
Clerk - Treasurer