October 1, 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.

Pastor Don Reynolds of Calvary Baptist Church gave the invocation.

Mayor McNinch thanked everyone for coming and asked for the record to reflect that all Councilmembers were present.

Councilman Taylor made a motion to approve the minutes of the September 3, 2026 Regular Meeting, and the September 21,2026 Working Session as presented, seconded by Councilman Branson, passing unanimously.

Public Hearing

None

Petitions, Remonstrance's, and Communication

Proclamation-National Faith & Blue Weekend

On behalf of the Denton Town Council, Councilman Johnson read a Proclamation proclaiming October 9-12, 2026 as National Faith & Blue Weekend in the Town of Denton.

The Proclamation was presented to Acting Chief Jamie Secrist, who was joined by the Mayor and Council, Pastor Doug Morley, Pastor Dan West, Pastor Don Reynolds, Pastor Terry Nichols, Police Dept. Staff Patti Wood, and Cindy Komenda.

Proclamation – Code Enforcement Officers Week, October 11-17, 2026

Mayor McNinch read a Proclamation to recognize October 11, 2026 through October 17, 2026 as Code Enforcement Officers Week and thank Denton Planning & Codes Department for their hard work and dedication to the community.

The Proclamation was presented to the Director of Planning & Codes, Donna Todd, Senior Codes Enforcement Officer, David Renshaw, and Code Enforcement Officer Nate Kellenbenz.

Ordinances and Resolutions

Resolution #910 – FY2026 General Fund Budget Amendment

A Resolution of the Town of Denton to amend the General Fund Budget for Fiscal Year July 1, 2025 through June 30, 2026.

Councilman Johnson made a motion to adopt Resolution #910, seconded by Councilman Lister, passing unanimously.

Ordinance #770 – Extension of Certain Site Plans

An Ordinance of the Town of Denton amending the Town of Denton zoning ordinance to authorize the extension of certain site plans in certain circumstances.

Councilman Lister made a motion to introduce Ordinance #770, seconded by Councilman Taylor.

In discussion, Lyndsey Ryan, Town Attorney, provided an explanation of the Ordinance.

With no further discussion, Mayor McNinch asked for a vote on the motion to introduce Ordinance #770.

Motion passed unanimously.

Unfinished Business

None

New Business

Agenda #1 – Tax Differential Letter to County

Discussion on the annual Tax Differential letter to the Caroline County Commissioners was postponed until next month.

Agenda #2 – Letter to ESAM

Councilman Lister made a motion to execute a letter addressed to the Eastern Shore Association of Municipalities that the Town of Denton will be withdrawing its membership from the organization. The motion was seconded by Councilman Johnson, passing unanimously.

Agenda #3 - New Street Name

A request from JPA Venture, LLC seeking approval of the name "Almalfi Street" for a proposed private commercial road that connects to the proposed Commerce Drive was presented to the Council for consideration. If approved by the Council, the new street name will be forwarded to Caroline County for final approval.

Councilman Lister made a motion to approve the street name as requested, seconded by Councilman Branson, passing unanimously.

Agenda #4 - Request for Extension of Water Connection and Tax Payment

Scott Getchell, Town Administrator, presented a request from Mr. Richard Sharp seeking an extension to delay the requirement for connecting property he inherited at 1120 Blades Farms Rd. to Town water and to continue to waive Town real property taxes until the property is sold. The property is currently up for sale and was transferred to the son as a result of the estate closing.

Mr. Getchell shared that at the time of annexation the property received a real property tax waiver and was not required to connect to the Town's services until at which time there is a change of ownership and/or the property owner requested to start receiving Town services.

Mr. Getchell stated that similar to the Baynard Property, the Council recently approved a request delaying the connection to town service requirements until the property was either occupied or sold. Town Taxes were not waived upon the change of ownership.

Councilman Lister made a motion to delay the connection to the Town services until occupied or sold, the motion was seconded by Councilman Branson, passing unanimously.

Councilman Lister made a motion to deny the request for an abatement of real property tax, seconded by Councilman Taylor, passing unanimously.

Reports of Officers, Boards, and Committees

Councilman Taylor provided a summary of the recent Planning Commission Meetings, sharing that at the August meeting, approval was given for the revised minor site plan for 800 Gay Street, as was the major subdivision for JPA Commerce Drive. The Tractor Supply Project was delayed at the request of the property owners, Korat's until October meeting. At the September meeting, the 608 High St. and 800 Gay St. projects received approval.

Councilman Lister provided a summary of the Utility Commission meeting, sharing that new member, Annette Smith Wales, agreed to serve as the secretary. Discussion continued on the sewer plant projects. There was a presentation from Talkie making a proposal for over-the-air high speed internet, also known as GIGA Wave. The UC has

given approval to work on engineering, and they also talked to Talkie about their fiber services.

Councilman Taylor added that the Planning Commission has two vacancies and is looking for volunteers.

Mayor McNinch asked for an update on Sharp Road Park.

Mr. Getchell shared that the new playground tower for the Sharp Road Park is anticipated to be installed in the spring of 2027. The fencing for the Dog Park may be installed at about the same time.

Councilman Branson thanked everyone who stood out in the rain to show their support and respect when Chief Bacorn was escorted home; it was wonderful.

Councilman Taylor thanked all the allied agencies for attending and assisting, expressing how wonderful it was.

Mayor McNinch stated that for everyone sitting in these chairs tonight, this is really hard, and we appreciate everyone's continued support; it really means a lot. Thank you.

Councilman Johnson shared details for Chief Bacorn's Celebration of Life Services being held on Saturday, October 3, 2026 at North Caroline High School.

Mayor McNinch thanked Acting Chief Jamie Secrist for taking the helm and all she is doing to keep everything running.

With no further discussion, Mayor McNinch adjourned the meeting at 6:39 PM.

Respectfully submitted,

Karen L. Monteith,
Clerk - Treasurer