

TOWN OF

FREDERICA

MEETING MINUTES
FOR
GENERAL COUNCIL MEETING
May, 7 2025

- Call to Order: 7:00 PM
- Pledge of Allegiance
- Roll Call

Mayor	Chick Glanden	Present
Councilman	Alex Donovan	Present
Councilwoman	Megan McIlvain	Present
Councilman	Bret Carpenter	Present
Councilwoman	Virginia Simpler	Present
Town Solicitor	Dianna Stewart	Present

- A motion was made and carried unanimously to accept the Minutes from the previous meeting in written form.
- Dustan Russum presented the Water, Code Enforcement, and Police Reports. Notable points were as follows:
 - Approximately 20 grass violations have been addressed.
 - A dog complaint on Front St. was addressed.
 - The Frederica Rd. sidewalk is going back to Penoni Engineering to review modifications from the state.

- The Jackson St. water project has been delayed. A meeting will be held on site this Monday. Three test bores will be drilled in an attempt to locate the interconnecting pipe.
 - Blue Hen Disposal had a hydraulic line burst on Jackson St. The cleanup of the spill was overseen by DENREC. Several complaints were also voiced regarding Blue Hen's collection time and pattern of driving.
 - Dustan has been in communication with a solar farm company. There is a potential that the town's electric bill could be reduced by 5% in a collaborative effort with the town Magnolia, where the farm is located. Further research is pending.
 - Mulch for the playground has been quoted at \$6,500.
 - Dustan also stated that he working on water meters.
 - Felton Police Chief Guilds has furnished us a complete record of all police goods. We now have an accurate inventory of all police department articles.
- A motion was made and carried unanimously to accept the Water, Code Enforcement, and Police Reports.
 - A motion was made, seconded, and carried unanimously to accept the Treasurer's Report as it appears in written form.
 - Planning Commission — No Business.

NEW BUSINESS:

- Ordinance 25-08 (*an ordinance regarding fences*) was introduced for its first reading. The first reading was passed by unanimous vote.
- Pickleball court discussion — Tabled, Derek Pinkstaff was not present.

- An outline of the projected 25/26 town budget was introduced for review. After discussion, the vote was tabled pending further review.

OLD BUSINESS:

- Resolution 25-R-02 (*Grayway Developers, LLC Annexation*) was tabled. There is still an unfinished “plan of service agreement” between the developer and Kent County/Chesapeake Utilities/Delmarva Power.
- After a question was raised by Councilwoman Simpler, Dustan Russum stated that Ryan Homes is planning to pull out from the Sophia’s Landing Development. They are expected to complete the first 50 homes which have already been sold before they do. It is believed that the cost of the lots from the developer is the reason for their departure, although they attempted to renegotiate permit fees.
- Felton Police Chief Guilds took the stand and addressed Council questions regarding police hiring & contract matters.
- Police Chief Guilds also stated that all member spots of the PAC Committee have been filled.
- After discussion, the Mayor and Council agreed to allow Chief Guilds to post an advertisement for the open Police Chief position in Frederica on the DELJIS platform. The tentative salary to be offered is \$85,000 per annum, and is to include health and pension benefits as well as a take-home vehicle.
- George Meringolo spoke on behalf of Bob Murphy, followed by Murphy himself, regarding hopes to build a tiny house community on land owned by Murphy. Their intention is to facilitate housing for working persons who are unable to afford traditional housing options. The parcel in question is not currently contiguous to the town. State and County lands lie between the parcel in question and the closest adjoining section of town. Mr. Murphy believes that there is a legal workaround to allow annexation regardless of the out-of-town parcels which lie in between. Council requested documentation of such legal workaround be produced at Mr. Murphy’s expense, rather than burdening the town and it’s engineers with the financial responsibility of exploring these options.

OPEN FLOOR:

- Marie Shaw raised a question of the status of the LDO changes. She also questioned regarding reintroducing the 6 Pack town homes, which was recently struck down by Council.

COUNCIL COMMENTS:

- Councilwoman Virginia Simpler commented further about problems with Blue Hen Disposal.

EXECUTIVE SESSION:

- At 8:27 p.m. the Council moved to Executive Session.
- At 8:53 p.m. the Council returned to regular session.
- After a call for adjournment, a motion was made, seconded, and unanimously approved to adjourn the meeting.
- Meeting adjourned at 8:53 PM.

Alexander Donovan

Respectfully Submitted,
(*Secretary, Town of Frederica*)

