

TOWN OF
FREDERICA

**PUBLIC HEARING
FOR
ORDINANCE 26-01
AND
GENERAL COUNCIL MEETING
March 18, 2026**

- Call to Order: 7:00 PM
- A public hearing was opened for Ordinance 26-01. The members present at this meeting were as follows:

Mayor	Chick Glanden	Present
Councilman	Alex Donovan	Present
Councilwoman	Megan McIlvain	Present
Councilman	Bret Carpenter	Present
Councilwoman	Marie Shaw	Present
Town Solicitor	Dianna Stuart	Present

- David Hutt representing H & H Development LLC, stood up and gave a long and detailed presentation regarding the proposed land use of the tracts currently in the R-5 zoning district, should this ordinance be approved. This presentation lasted until 7:44 p.m.
- Josh Thomas, from the office of State Planning, was encouraged by Ordinance 26-01, saying that it is in line with the state Comprehensive Plan.
- John Pardee spoke in favor of the ordinance, both from a standpoint of legally representing a landowner involved, and also for the benefit of his business

ventures in Asbury Square.

- TJ Schiff of 16007 S. Dupont Hwy. felt that Delaware currently lacks affordable housing, giving personal examples of family members struggling to find moderately priced accommodations.
- Anita Hart of 137 Front St. questioned if the traffic study for the proposed development had been completed. Cliff Mumford, the engineer handling the project, responded that it had not yet been completed.
- Milt Elliot, of 131 Front St. stated he had no problem with the development itself, but was concerned about traffic in town. He questioned whether the downtown area was included in the upcoming traffic study. An answer of “Yes” was voiced by one of the developer’s agents.
- Christiana Pleasanton of 102 Lowber St. voiced that she was confused with DelDot, as other municipalities that have been carefully studied were still subject to congestion, giving examples of Middletown, and Lewes, etc.
- Clint Shahan, of 4 Front St. (*United Methodist Church*) voiced a concern that a development of this size will overtax the infrastructure of our current schools. David Hutt pointed out the impacts on a school will not directly affect the town. In addition Mr. Shahan questioned what type of commercial uses had been proposed. Mayor Glanden responded off the cuff by saying a grocery store and a Texas Roadhouse.
- Councilman Brett Carpenter spoke negatively about the large amount of added traffic congestion, stating that congestion is already bad around school dismissals.
- Councilwoman Marie Shaw questioned who would maintain and assume the cost of street lighting. A representative from Lennar Building said that the street lighting cost would be assumed by the Homeowner’s Association.
- Dunstan Russum, for clarity purposes, explained that locations involve in the traffic study for the project.

- After exhaustion of further comments, the public hearing was closed by unanimous vote at 8:00 pm
- The Council transitioned into the regular Council meeting, having already been called to order.
- The Council moved 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:

Dustan is seeking funding for sidewalk repairs, and has laid out marking paint throughout the town to show flaws in the current sidewalks.

The Easter Egg hunt in the Town park is still scheduled for Sunday, March 22, Volunteers are still needed.

The public works project on Frederica Rd. is moving forward. The ETA for completion is currently looking like July. It was discovered that a water main, which was thought to be in the way of the work, would not have to be moved after all.

Pertaining to code enforcement: Two stop work order have been issued for projects being undertaken without permits.

Pertaining to police matters: Officer Bosenburg has been active, and our Lidar unit is back from repair.

- A motion was made and carried unanimously to accept the Water, Code Enforcement, and Police Reports.
- A written copy of financial statements were presented to Council in lieu of a Treasurer's Report.
- The Planning Commission had nothing to Report.

OPEN FLOOR

- John Pardee of Asbury Square spoke favorably concerning Ordinance 26-01 on the docket tonight.
- Joshua Pennington of Magnolia announced himself as a candidate for State Representative and gave a brief campaign presentation.
- Bob Hart of 137 Front St. asked if Ordinance 26-01 was driven by the new Comp Plan under development. The answer from several persons was voiced “no”.

NEW BUSINESS

- Ordinance 26-01 was brought to the floor. After a lengthy period of discussion, it was called to a vote, the results were as follows:

Councilman	Alex Donovan	Abstain
Councilwoman	Megan McIlvain	No
Councilman	Bret Carpenter	Yea
Councilwoman	Marie Shaw	Yea

The Town Solicitor declared the Ordinance carried, which was later found to be erroneous due to lack of a proper majority vote. The Ordinance did not carry.

- Mayor Glanden called for a brief recess at 8:45 to allow the auditorium to clear of the majority of persons interested in the business now past.
- A proposed contract with the firm Connolly Gallagher LLP ,for services as land-use attorneys to the Town was introduced. This agreement presents no up front financial obligation to the Town unless services were to be rendered. Council voted unanimously to accept this contract agreement as presented.
- Dustan Russum proposed that the Town engage the services of the cleaning agency “ Peachy Clean” for cleaning Town Hall in place of the current provider whose services have been unsatisfactory. The cost of this service is \$250 per month for a once a month cleaning. This service can be cancelled at any time without incurring additional fees. Council voted unanimously to employ the new cleaner as proposed.

- A request was made by Dustan and the office staff for a new bill folding machine to replace the current one which is non-functioning, Several different iterations were presented and discussed. In conclusion Council voted unanimously to allow an expense up to but not exceeding \$1800 for this purchase.

OLD BUSINESS

- The topic of acceptable salary for other new-hire part-time police officers was introduced. After discussion Council voted unanimously to allow \$65 per hour to be the rate of pay at which such positions may be marketed.
- A draft of necessary changes to the Police Station in order to bring it into compliance with upcoming regulations was presented by Councilman Alex Donovan. Council approved to move forward in sending this rendition to a professional engineer to have drafted into a formal job workup that could be put out to bid.
- “Charter Changes” was tabled by unanimous vote.

TOWN COUNCIL COMMENTS

- Megan McIlvain thanked everyone for coming
- Council moved unanimously to adjourn at 9:17 PM.

Alexander Donovan

Respectfully Submitted,
(Secretary, Town of Frederica)