

TOWN OF  
**FREDERICA**

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**PUBLIC HEARING  
AND  
GENERAL COUNCIL MEETING  
May 6, 2026**

- 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	Marie Shaw	Present
Town Solicitor	Dianna Stuart	Present

- A Public Hearing was opened regarding Ordinance 26-02. (*an Ordinance to amend the LDO regarding the R5 TND District.*)
- David Hutt, a representative of H&H Development, LLC spoke regarding proposed use of the land, and gave an explanation of what would likely be undertaken should the ordinance be passed.
- John Pardee apologized for his brash exit from the previous meeting. He went on to speak in favor of the ordinance, believing that the greater residential density would benefit fledgling businesses in town.

- With no further comments, the public hearing was closed at 7:21 PM, and the proceedings of the regular council meeting began.
- 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:
  - Mayor Glanden and Dustan Russum attended a meeting with representatives from DelDOT regarding the closure and abandonment of North Market St.
  - The proposed Public Works project, including a potential new water tower & water main extension in South Frederica is in consideration for government funding. A meeting is scheduled for July 6th to see if a grant is available, or perhaps a low-interest loan.
  - Mumford & Miller is operating ahead of schedule on the Frederica Rd. Sidewalk Project.
  - “Spring Cleanup” was a success. All of the dumpsters went out full, with no wasted space.
  - Council was notified that the town clerk is now requesting exact change for any payments paid in cash at town hall.
  - Current Property Tax Data from Kent County will be available on May 15th. Dustan also noted that this is out first year using the new Edmunds software to calculate taxes.
  - There is no new housing construction underway at the Sofia’s Landing Development.
  - B-Safe Security is quoting the repair of the non-functioning camera network in the park.

- A second part-time police officer candidate has applied, and is currently in review.
- The 2015 Police Tahoe was towed to I.G. Burton for service after it refused to start.
- A motion was made and carried unanimously to accept the Water, Code Enforcement, and Police Reports.
- The Planning Commission had nothing to report.

## **OPEN FLOOR**

- There were no comments on open floor.

## **NEW BUSINESS**

- Ordinance 26-02 (*an Ordinance to amend the LDO regarding the R5 TND District.*) was called to a vote. Marie Shaw moved in favor of it, and Megan McIlvain seconded. When called to a vote, all Council members voted Yea, with no Nays and no one abstaining. The Ordinance was passed.
- A brief recess was called for to allow persons interested in the earlier business to clear the hall.
- At 7:34 pm, a motion was made to deviate from proper order, in order to allow Police Chief Guild to make a presentation earlier in the night. Chief Guild introduced John Feehan, a representative of Blue Standard APM LLC, a third-party company that works to streamline the police department accreditation process. He explained the advantages of their services, and provided a sample contract for Council to review.
- At 7:53 PM Council moved unanimously to return to proper order.

- Ordinance 26-03(*an Ordinance establishing a municipal utility infrastructure tax*) was introduced for its first reading. After some discussion Council unanimously passed the first reading.
- Ordinance 26-04 (*an Ordinance amending Chapter 180 relating to penalties for work commenced without permits* ) was introduced for its first reading. After some discussion Council unanimously passed this first reading as well.
- Mayor Glanden appointed a Planning Review Committee, to help take the place of the old “Planning and Zoning Board” now defunct from inadequate membership. This new Committee consisted of Marie Shaw and Dustan Russum. Council voted unanimously to approve the Mayors appointments.
- Richard E. Pierson, was announced as the winning bidder of the Central Market st. water main replacement project.
- Discussion took place regarding two proposed resolutions, one to limit trucks over a certain size on town roads; and the other to reduce the speed limit on Frederica rd. Council voiced favorably regarding the drafting of these resolutions.
- A tentative draft of the 2026/2027 Town budget was presented for review.

## **OLD BUSINESS**

- Discussion took place regarding 7 South Market st. and the various non-permitted actions that Dustan has been addressing. Clarification was given regarding some of the State level requirements that need to be met in order for the property owner to successfully achieve their proposed use. It was noted that a fence permit application still had not been received.
- There were no new Police General Orders to review.
- It was announced that Green Diamond Builders was reviewing the proposed renovation plans for the Police Station.

- The final rough draft of the new Comprehensive Plan was presented to Council by Dan Barbado of Penoni Engineering. Council moved unanimously to authorize that the draft be submitted to the State of Delaware for its “PLUS” review process.
- There was not action on “Charter Changes”

*Alexander Donovan*

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