TOWN OF

FREDERICA

PUBLIC HEARINGS AND GENERAL COUNCIL MEETING
October 7, 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	Gary Juenge	Present

- A Public Hearing was opened for Ordinance 26-06 *(An Ordinance to Disallow Data Centers in Town.)* A space was given for public comments from those in attendance but there were no comments made.

- A Public Hearing was opened for Ordinance 26-07 *(An Ordinance to Adopt the 2026 Comprehensive Plan.)* A space was given for public comments from those in attendance but there were no comments made.

- Council voted unanimously to close the Public Hearings, and proceed to regular business

- 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:

    - Construction on the Central Market St. water main replacement project is progressing, despite inaccuracies in the underground mapping.

    - Construction on the Jackson St. water main project has resumed. Through a series of valve-off tests, the interconnect location with the old water main has been narrowed down to a smaller range.

    - There were 64 total Police stops, and 4 complaints handled last month.

    - The Police Tahoes both have required service.

    - Frederica Day had a fair turnout considering weather.

    - The pavement of the Senior Center parking lot was finished today. Striping is set to take place on Friday. A series of green striped spots will designate parking for the Town Park along the back row. While not legally enforceable, it is the hope that these specified spaces will alleviate tension over multiple parties using this same lot.

- A motion was made and carried unanimously to accept the Water, Code Enforcement, and Police Reports.

OPEN FLOOR

- Christiana Johnston of 254 S. Market St. voiced a variety of concerns mostly centered around Constitutional infringement, played music and exited the podium dancing slightly.

NEW BUSINESS

- Ordinance 26-06 *(An Ordinance to Disallow Data Centers in Town)* was introduced for its second reading. Upon being called to vote, the Ordinance was unanimously passed with decent enthusiasm from Council.

- Ordinance 26-07 *(An Ordinance to Adopt the 2026 Comprehensive Plan)* was introduced for its second reading. Upon being called to vote, the Ordinance was passed unanimously by Council.

- A draft of a Commitment Letter from the Delaware Drinking Water State Revolving Fund was introduced. This letter outlined the terms of a Principal-Forgiveness loan in the amount of $1,425,000.00 for the purpose of extending the water main on Frederica Rd. to the site of the newly proposed water tower. Contingent on the successful completion of this project the principal of this loan shall be forgiven. If the project is not completed the balance becomes due, and payable on a 20 year straight line amortization schedule with 2% fixed interest. Council voted unanimously to authorize Dustan Russum to sign this commitment letter, beginning the loan process.

- A draft of a second Commitment Letter from the Delaware Drinking Water State Revolving Fund was introduced. This letter outlined the terms of a Principal-Forgiveness loan in the amount of $4,874,000.00 for the purpose of constructing an additional water tower on the opposite side of the river from Town Center. Contingent on the successful completion of this project the principal of this loan shall be forgiven. If the project is not completed the balance becomes due, and payable on a 20 year straight line amortization schedule with 2% fixed interest. Council voted unanimously to authorize Dustan Russum to sign this commitment letter, beginning this loan process. as well.

- In lieu of Ginger Bynum, who was listed on the agenda, Adam D'Alessandro addressed Council. Discussion took place over the renovation project and possible daycare center at 7/11 Market St. Clarification was given on what the procedure was to apply for a "Conditional use" for the site.

- The prospect of a pavilion constructed in the Town park was revisited. A bid of $42,112 was presented from Green Diamond Builders. Leftover grant funding totaling approximately $30,000.00 remains usable for this project only through the end of this calendar year, at which time unused fund must be repaid. After

some discussion Council moved unanimously to approve this bid, and use monies from the general fund to cover the difference.

- A bid of $5,000.00 was presented from Forrest Fence to replace the dilapidated gate at the West Well house with a rolling gate. after discussion, Council tabled any action on the matter, requesting one to two other bids for comparison.

- An outdated bid for the legislation order management and publication program known as E-Code 360 was presented. This was introduced as a topic of discussion only and the matter was tabled, as there was not a current bid to act upon.

- A breakdown of the Town's current code violation fee structure was presented for discussion. The matter was tabled pending further review of the information presented.

OLD BUSINESS

- No Old Business

- At 7:47 PM, Council moved unanimously to adjourn the meeting.

Alexander Donovan

Respectfully Submitted,
(Secretary, Town of Frederica)