



Townsend Town Council Meeting Agenda
May 6th, 2026 @ 7:00 pm
VIA CONFERENCE CALL & Town Hall
141 Main St, Townsend, DE 19734

7:00 pm Town Council Meeting

- I. Call to Order: Approximately 7:02pm.
- II. Opening Ceremonies
 - A. Roll Call: Mayor Lobdell, CM Chapman (Via Zoom) CM Sharif, CM Bangura, CM Wiggins, TM Goodyear, TS Hatfield, TE Miller, PWS Boyer, & Chief McCloskey.
 - B. Pledge of Allegiance: All participated in the Pledge of Allegiance.
 - C. Moment of Silence: All participated in a moment of silence.
 - D. Recognition of Visitors: T. Pierce (Via Zoom), E. Pearce, NCC CM Carter, & C. Lynch.
 - E. Announcements: None.
- III. General Citizen Comments:
 - A. NCC CM Carter shared his report with a focus on a cell phone towers project within the area and addressing cellular dead zones. He shared that he would have more information after Tuesday.
 1. TM Goodyear encouraged Council to get with Planning Commission to offer their support to this project.
- IV. Review/Adoption of Agenda:
 - A. *CM Bangura made a motion to adopt the agenda as written. CM Sharif seconded the motion. Voice vote of Council: All yeas.*
- V. Approval/ Rejection of Minutes:
 - A. **ACTION ITEM:** Approval/Rejection of Town Council Minutes from April 1st, 2026, Town Council Meeting.
 1. *CM Wiggins made a motion to approve the Town Council Minutes from April 1st, 2026, Town Council meeting. CM Bangura seconded the motion. Voice vote of Council- all yeas.*
 - B. **ACTION ITEM:** Approval/Rejection of Town Council Executive Session Minutes from March 25th, 2026, Town Council Meeting.
 1. *CM Wiggins made a motion to approve the Town Council Executive Minutes from March 25th, 2026, Town Council meeting. CM Bangura seconded the motion. Voice vote of Council- all yeas.*
- VI. **ACTION ITEM:** Girl Scout presentation for the Gaga Pit dedication.

A. CM Chapman shared that there will be a dedication of the newly constructed Gaga Pit at the Town Park on Thursday, May 14th, at 4pm, and has requested the Council and public's attendance. He stated that this is not a formal action item, he just wanted to make everyone aware.

VII. ACTION ITEM: Discussion and review with potential vote of Council to approve Walnut St. Major Subdivision.

A. *CM Wiggins made a motion to approve the Walnut St. Major Subdivision. CM Chapman seconded the motion. Voice vote of Council: All yeas.*

VIII. ACTION ITEM: Discussion and review of updates on purchase of 0 Chestnut St.

A. TM Goodyear shared an update regarding 0 Chestnut St, explaining that the property owner now wants more money for the property due to the new County Assessment amount. She expressed that she does not feel comfortable with the new cost.

1. TS Hatfield shared that she tried to get in touch with the landowner or their attorneys and has not heard back from anyone.
2. CM Bangura expressed that he feels like the seller is taking advantage of the situation.
3. CM Wiggins said that unfortunately more land cannot be created and he would like to see what kind of offer the seller would entertain.
4. CM Chapman said that he feels as if the seller recognizes the importance of this land to the Town and wanted to inflate the price. He expressed that he does not like that a price was given to the Town and then changed by the seller afterwards.
5. TS Hatfield suggested that Council stop discussing and allow her and TM Goodyear to discuss the best price possible with the seller before continuing.

IX. Departmental Reports:

A. Mayor S. Lobdell

1. *Nothing to report.*

B. Town of Townsend Police Chief's Report

1. Chief McCloskey provided a brief overview of his report.
 - i. CM Wiggins wanted to commend the PD on the increase on answered PD calls within the community compared to DSP's numbers.
2. Mayor Lobdell asked for a staffing update.

- i. Chief McCloskey shared that Officer Ryde has been doing a lot of work within the community like school pick up and drop offs, traffic stops, etc. He also said that their new employee Lt. Butkus will be officially starting on June 1st.

C. Town Solicitor Lisa Hatfield

1. TS Hatfield provided a brief review of items she is working on for the Town.

D. Town Engineer Brian Miller

1. **ACTION ITEM:** Discussion and review of "Townsend Cove" bond recommendation.

- i. TE Miller provided his suggestions regarding the "Townsend Cove" bond reduction recommendation. He shared that the Town acquires a considerable amount of bond until projects are completed and are reduced from there since the Town cannot reduce monies that have not yet been collected. Whilst the Town can waive a bond, the code states that a bond must be provided and all builders must be treated equally.

1. Mr. Pearce of JS homes stated that he would like to have the bond completely reduced as Council has done in the past for other developers.
2. CM Chapman expressed that the code states there be a bond, he prefers to do things by the book even though it is legally acceptable to waive a bond per TS Hatfield.
 - a. CM Bangura agrees with this statement.
 - b. TS Hatfield shared that the decision is fully up to the Town even with the Code and the Town can require rules to be in place prior to proceeding with a reduction.
3. *CM Wiggins made a motion to create a waiver in the bond reduction for 50% of the bond fee resulting in an immediate deposit of the bond. CM Chapman seconded the motion. Voice vote of Council: All yeas.*

2. **ACTION ITEM:** Discussion and review with potential vote of council to approve Bond Reduction request from Wilkinson Properties, LLC after review from Town Engineer as it relates to Major Subdivision "Townsend Crossings".

- i. *There was no discussion or report regarding this action item.*

E. Town Manager Julie Goodyear

1. TM Goodyear expressed that in her absence for the month of April, she commends the Town Hall staff for stepping up in their roles filling in, in her absence.
2. **ACTION ITEM:** Discussion and review with potential vote of Council for Resolution 2026-004 “Fee Schedule Changes”.

- i. TM Goodyear provided a brief description of the suggested fee schedule changes. She explained that there were items that the Town was undercharging for and that the Town needs this small adjustment to make up the difference. She shared she would prefer to use the smaller flat rate option.
- ii. *CM Wiggins made a motion to adopt the fee schedule change with the flat rate increase option. CM Bangura seconded the motion. Voice vote of Council: All yeas.*

1. *Tm Goodyear read the title of the Resolution.*

3. **ACTION ITEM:** Discussion and review with potential vote of Council for the purchase of park playground equipment.

- i. TM Goodyear shared a presentation she prepared for the purchase of new park playground equipment. The total cost for purchase and delivery is \$20,348.00 which is above her spending authority, so she is asking Council for their permission.

1. *CM Bangura made a motion to authorize TM Goodyear to purchase the suggested playground equipment for the park in the amount of \$21,000.00. CM Wiggins seconded the motion. Voice vote of Council: All yeas.*

4. **ACTION ITEM:** Discussion and review of PLUS response to Comp plan submission.

- i. *There was no discussion or report regarding this action item.*

F. Public Works Supervisor Rick Boyer

1. CM Wiggins commended the PW department for their tremendous job they are doing around Town.
2. PWS Boyer provided a brief overview of his monthly report.

X. Committee Reports:

A. **Finance Committee:** Chair: Councilman J. Bangura, Co-Chair: Mayor S. Lobdell

1. **ACTION ITEM:** Review and possible discussion on March 2026 Budget vs. Actual Reports.

2. **ACTION ITEM:** Discussion and review with potential vote of Council on “Operating Reserve Policy”.

a. TM Goodyear shared that this is something the Finance Committee has been working on and it had been shared with the Town Auditors as well as the Town investor for their feedback. All feedback came back positively.

i. *CM Wiggins made a motion to approve the “Operating Reserve Policy”.*

CM Sharif seconded the motion. Voice vote of Council: All yeas.

B. **Human Resources Committee:** Chair: Councilman Sharif, Co-Chair: Mayor S. Lobdell

1. Nothing to share.

C. **Public Works and Land Use Development Committee:** Chair: Councilman M. Chapman, Co-Chair: Councilman S. Sharif

1. Nothing to share.

D. **Public Safety Committee:** Chair: Councilman D. Wiggins, Co-Chair: Councilman J. Bangura

1. CM Wiggins provided an update on the new PD building. There are some issues with the build that may require additional funds however the committee is doing their best to stay the course.

E. **Community Engagement Committee:** Chair: Councilman D. Wiggins

1. TM Goodyear shared the details of the upcoming Town Fair & Music festival.

Highlighting that there are only two vendor spots left before max capacity. She stated she is excited for this year’s turn out as well as the different types of bands that will be there.

a. Chief McCloskey shared that he has about 8 confirmed Police Officers so far that will be present.

F. **Code Review Committee:** Chair: Mayor S. Lobdell, Co-Chair: Councilman M. Chapman

1. Nothing to share.

XI. Discussion of future agenda items.

A. CM Wiggins requested discussion of the new PD building to the next meeting.

XII. Adjournment.

A. *CM Bangura made a motion to adjourn the meeting. CM Wiggins seconded the motion. Voice vote of Council: All yeas.*

1. *Meeting adjourned at approximately 9:53pm.*
