



Townsend Town Council and Re-Organization Meeting
Agenda
June 3rd, 2026 @ 7:00 pm
VIA CONFERENCE CALL & Town Hall
141 Main St, Townsend, DE 19734

7:00 pm Town Council and Re-Organization Meeting

- I. Call to Order: Approximately 7:01pm.
- II. Opening Ceremonies
 - A. Roll Call: Mayor Lobdell, CM Bangura, CM Sharif, CM Chapman, CM Wiggins, TM Goodyear, TC Gallagher, TS Hatfield, TE Miller, & 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: R. Abbott, A. Emsley, Mr. & Mrs. Cavender, Mr. & Mrs. Ellis, J. Holmes, M. Cavender, A. McCloskey, & K. McCloskey.
 - E. Announcements: TM Goodyear shared that two of the presentations will no longer need to be held as the people being presented were not able to make it to the meeting.
- III. General Citizen Comments:
 - A. Mr. Abbott, a fellow Veteran, commended the Town for their Veterans' services and banners throughout Town.
 - B. Mr. & Mrs. Ellis shared that they have exhausted all efforts on trying to get a fence permit. They shared that they keep getting denied by the Town Engineer due to an easement.
 1. TM Goodyear stated that all information shared by Mr. Ellis is correct. She further explained that unfortunately, the code does not allow for anything to be built in an easement.
 - a. TS Hatfield shared that if the easement shared a waterline she would not advise but the answer is ultimately at the Town's discretion.
 2. TE Miller shared that it was his understanding that the HOA needed to provide their approval.
 3. TM Goodyear reiterated that the code states that no permanent structure may be erected within an easement and that this rule needs to apply to all.
 - a. CM Chapman asks for this topic to be placed on the Code Review Committee's next agenda.
 - C. Mrs. Cavender expressed her dismay at the construction happening around her house. Roads are already backed up, and she is concerned about an increase in accidents as well as the preserved wetland area in the construction zone.

1. Mayor Lobdell shared that the roads she is talking about, the Town has no jurisdiction on because they are Deldot. The PD however, can patrol that area and potentially start ticketing shoulder riders in that area. He also shared that the area that construction is being performed buffers on wetland. The developers did not ask for a variance as they will not be building in the wetland area. Legally if the development is code compliant, the Council legally have to approve it.

IV. Review/Adoption of Agenda:

- A. *CM Chapman made a motion to approve the agenda as written with removal of Action Items III, IV, V, & VI, on the regular agenda. 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 May 6th, 2026, Town Council Meeting.
 1. *CM Chapman made a motion to approve the Town Council Minutes from May 6th, 2026, Council Meeting. CM Sharif seconded the motion. Voice vote of Council: All yeas.*

VI. Introduction of Incoming Council Members:

- A. Nomination of Council Member Candidate(s).
 1. *CM Bangura nominated both candidates, Scott Lobdell and Dylan Wiggins, that had applied for the two open Council seats. CM Sharif seconded the nominations.*

VII. Oath of office for newly elected council member.

- A. *CM Lobdell was sworn in to the open Council seat.*

VIII. Oath of office for newly elected council member.

- A. *CM Wiggins was sworn in to the open Council seat.*

IX. Nomination and Election of Town Mayor for (1) year term.

- A. *CM Wiggins made a motion to nominate Scott Lobdell as Mayor. CM Chapman seconded the nomination.*
 1. *Roll Call: CM Wiggins- yea, CM Chapman- yea, CM Sharif- yea, & CM Bangura- yea.*

X. Oath of Office for Mayor.

- A. *Mayor Scott Lobdell was sworn in as the Mayor of The Town of Townsend.*

XI. ACTION ITEM: Discussion and Review with Potential Vote of Council of Town Council Rules 2026-2027.

- A. *This item has been tabled and will be discussed at a future meeting.*

XII. Reorganization of Committees by Town Mayor.

A. *This item has been tabled and will be discussed at a future meeting.*

B. TM Goodyear shared that a in person visitor is present at tonight's meeting who has expressed interest in one of the open Planning Commission seats.

1. TS Hatfield declared this as an emergency agenda addition due to the Planning Commission not having enough members to result in a quorum.

a. John Holmes was sworn in as a new member of the Planning Commission.

XIII. Adjournment of Reorganization Meeting.

A. *CM Chapman made a motion to adjourn the Reorganization portion of the meeting and begin regular Council. CM Bangura seconded the motion. Voice vote of Council: All yeas.*

1. *Reorganization meeting adjourned approximately 8:03pm.*
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I. Call to Order: *Approximately 8:10pm.*

II. ACTION ITEM: Resolution 2026-005 to recognize Planning Commissioner Troy Geiger.

A. Mayor Lobdell commended PC Geiger and read the resolution in its entirety.

1. *CM Bangura made a motion to approve Resolution 2026-005 to recognize Planning Commissioner Troy Geiger. CM Wiggins seconded the motion.*

a. Roll Call: Mayor Lobdell- yea, CM Bangura- yea, CM Wiggins- yea, CM Sharif- yea, & CM Chapman- yea.

~~**III. ACTION ITEM:** Possible vote and discussion on PC recommendation for annexation of 6218 Summit Bridge Road.~~

~~**IV. ACTION ITEM:** Possible vote and discussion on PC recommendation for annexation of 6192 Summit Bridge Road.~~

~~**V. ACTION ITEM:** Possible vote and discussion on PC recommendation for annexation of 6196 Summit Bridge Road.~~

~~**VI. ACTION ITEM:** Discussion and review of "Townsend Crossing" bond reduction request.~~

VII. Departmental Reports:

A. Mayor S. Lobdell

1. Nothing to report.

B. New Castle County Councilman Dave Carter

1. Not in attendance.

C. Town of Townsend Police Chief's Report

1. Chief McCloskey proposed setting back his report a month to have all info as accurate as possible each month. He also commended Corporal Ryde for his patrol of the Town this past month, completing DUI and Highway Safety Checkpoints as well as working the entire Town Fair as front entrance patrol.
2. **ACTION ITEM:** Chief McCloskey swearing in.
 - i. *Chief McCloskey swore in as Town of Townsend Chief of Police.*
3. **ACTION ITEM:** Lt. Butkus swearing in.
 - i. *This Action Item was tabled until July's meeting.*

D. Town Solicitor Lisa Hatfield

1. TS Hatfield shared that she is meeting with PLUS next week to discuss the Town's Comp Plan.

E. Town Engineer Brian Miller

1. CM Sharif commended TE Miller and Pennoni for their great work in ensuring that all are properly following the Code.
2. TM Goodyear requested adding grant updates to the TE report.
 - i. TE Miller confirmed.

F. Town Manager Julie Goodyear

1. TM Goodyear provided a brief review of her report, highlighting her grant funding efforts which she is hoping to receive.
 - i. Mayor Lobdell requested an announcement online regarding soliciting as he has been receiving a high number of pushy solicitors.
 1. CM Chapman requested this topic be added to the next Code Review meeting.
2. CM Wiggins commended TM Goodyear on her presentation at the Chamber of Commerce Breakfast that they both attended.

G. Public Works Supervisor Rick Boyer

1. CM Wiggins commended PWS Boyer for his professionalism in directing an issue he witnessed at the park in the right direction.

VIII. Committee Reports:

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

1. **ACTION ITEM:** Review and possible discussion on April 2026 Budget vs. Actual Reports.
- B. **Human Resources Committee:** Chair: Councilman Sharif, Co-Chair: Mayor S. Lobdell
 1. Nothing to Report.
- C. **Public Works and Land Use Development Committee:** Chair: Councilman M. Chapman, Co-Chair: Councilman S. Sharif
 1. CM Chapman provided a brief update on the PW Town happenings.
 2. TM Goodyear shared that the Townsend Green project was unfortunately put on hold due to budget restrictions.
- D. **Public Safety Committee:** Chair: Councilman D. Wiggins, Co-Chair: Councilman J. Bangura
 1. CM Wiggins provided an update on the PD building project and stated that they are currently in a place of waiting. He also shared that he met Lt. Butkus at the Town Fair and that the PD is waiting on the new vehicles that they had ordered pre-equip. They are hoping to receive them ready to go in July.
 2. **ACTION ITEM:** Request for additional funds for Police Building Project.
 - a. TM Goodyear shared that there is a hold up regarding the Fire Marshal and the necessity of a sprinkler system within the old PD building in order to be approved. They are hoping that this is not the case and would like to appeal their decision from the Fire Marshal.
 - i. TS Hatfield expressed that an appeal can be filed through the DE State Fire Commission.
 - b. CM Wiggins shared that they cannot take action on this item because they still do not have a timeline that they requested from the contractor.
- E. **Community Engagement Committee:** Chair: Councilman D. Wiggins
 1. **ACTION ITEM:** Discussion and Review of Town Fair Outcome & Future Planning.
 - a. CM Wiggins commended the Town Staff for their efforts at the Town Fair and Music Festival. He also expressed his gratitude to the Town's PW employee Colin who volunteered to provide photography for the event.
 - i. TM Goodyear also shared that Colin has offered to take Employee Headshots at no cost to the Town.
 - a) CM Wiggins requested that if there is any money left over that the Town thank him with a gift card.

- b. CM Bangura commended TM Goodyear and the Community Engagement Committee for their Town Fair efforts.
- c. TM Goodyear thanked all who participated and donated to our fair and to the Volunteer booth.

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

- 1. Nothing to share.

IX. Discussion of future agenda items.

- A. None.

X. Recess Council Meeting to Convene Executive Session.

- A. *Cm Chapman made a motion to recess to Executive Session. CM Sharif seconded the motion. Voice vote of Council: All yeas.*

- 1. *Executive session began at approximately 9:17pm.*

I. **Convene Executive Session:** Pursuant to 29 Del. C. §§10004(b)(2) and §§10004(b)(9), the Town Council will consider a motion to meet in an executive session for the discussion of land acquisition and personnel matters.

XI. **Close Executive Session & Re-convene Council Meeting.**

- A. *Council returned to public session at 10:22pm*

XII. Adjournment.

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- A. *A motion was made and properly seconded to adjourn the meeting. Voice vote of Council: All yeas.*

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- 1. *Meeting adjourned at approximately 10:23pm.*
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